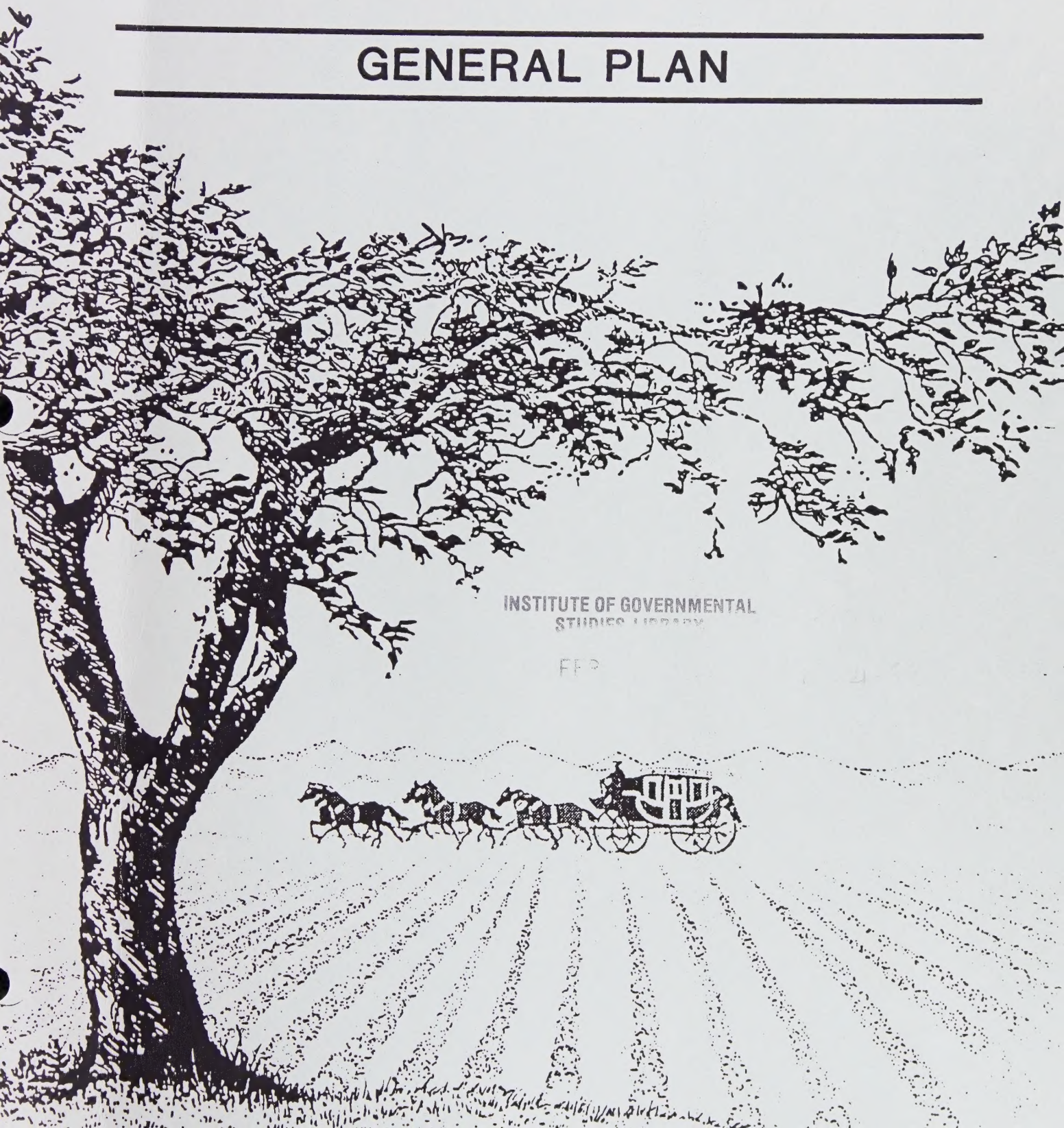


# City of Arroyo Grande

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## GENERAL PLAN

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# CITY OF ARROYO GRANDE

## GENERAL PLAN

### 1990 CONSOLIDATION

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**CITY OF ARROYO GRANDE  
GENERAL PLAN UPDATE**

**LAND USE ELEMENT**

**HOUSING ELEMENT**

**OPEN SPACE & CONSERVATION ELEMENT**

**ADOPTED BY ARROYO GRANDE CITY COUNCIL ON  
MAY 22, 1990  
RESOLUTION NO. 2392**

**PREPARED FOR:**

**CITY OF ARROYO GRANDE  
214 EAST BRANCH STREET  
P.O. Box 550  
ARROYO GRANDE, CA 93420**

**PREPARED BY:**

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# INTRODUCTION

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## INTRODUCTION

This document consolidates the following four adopted elements of the Arroyo Grande General Plan: Land Use, Housing, and Open Space and Conservation. The plan covers all areas within the Arroyo Grande City limits, as well as issues affecting areas outside of the City. These lands outside of the City are regulated by the County of San Luis Obispo, the City of Pismo Beach, or Grover City. However, State law permits jurisdictions to prepare plans for areas outside of their immediate jurisdiction if the areas have a direct relationship to its planning needs. Such is the case with Arroyo Grande and the lands surrounding the City. In proposing policies affecting areas outside of the City limits, Arroyo Grande's purpose is to provide a basis for regional cooperation and problem solving.

Once adopted, the Arroyo Grande General Plan and its individual elements will not remain static. State law permits up to four General Plan amendments per year (Government Code Section 65358[b]). In most cities, the majority of amendments propose a change in land use designation of a particular property. However, it is important for every city review its general plan and make such revisions as are necessary to better reflect circumstances or community values as they change over time. To ensure that the General Plan remains a contemporary policy guide providing a bridge to Arroyo Grande's future, this plan will be reviewed on an annual basis, and a report will be made each January to the City Council on the relevancy of the plan, as well as on the status of its implementation.

These updated General Plan Elements were prepared based on extensive community input, including surveys of selected City residents. The most current information on all aspects of the physical and human environment of the City and its environs was collected, analyzed, and summarized in an "Existing Setting Report". This report was then used as a basis for the 1989-90 update of the Land Use, Housing, and Open Space and Conservation Elements, and the EIR subsequently prepared for those updated Elements.







## GENERAL GOALS

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## GENERAL GOALS

The City of Arroyo Grande is a unique community, defined and surrounded by agricultural and rural uses. The City's distinctive character derives from its traditional ties to agriculture, physical diversity, unique village, small town atmosphere, and rural setting. Surrounding the City are vast areas of agricultural and natural open space, rural areas, and the urban communities of Pismo Beach and Grover City.

In looking to its future, Arroyo Grande must identify those features which distinguish it from other communities, and which cause people to find it to be a desirable community. The Arroyo Grande General Plan is thus concerned with translating the community's intangible character, "sense of place," and well-being into a tangible management plan including the goals, objectives, policies and programs which are needed to preserve the essence of Arroyo Grande and keep it an excellent community in which to live, work, and raise a family.

As part of this General Plan, the following broadly drawn statement of basic community values has been adopted, providing the foundation upon which the management of Arroyo Grande's will be based.

### IT IS THE ULTIMATE GOAL OF THE CITY OF ARROYO GRANDE TO ACHIEVE A COMMUNITY WHICH:

- Promotes a rural, small town atmosphere and retains Arroyo Grande's traditional ties to agriculture.
- Recognizes limitations upon the natural resources necessary to support urban and rural development, and lives within those limits.
- Accommodates a balance and variety of urban and rural lifestyles, providing the best possible quality of life for all residents.







## LAND USE ELEMENT

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## LAND USE ELEMENT

### INTRODUCTION

Arroyo Grande's land use pattern is well established, and is unlikely to change. However, as the remaining lands available for development are converted to urban and rural uses, and as existing developed areas age, the City will face significant challenges. From its early history, Arroyo Grande has maintained a goal of keeping itself separate and distinct from other communities - to avoid being swallowed up in the endless urban sprawl which many residents have sought to escape. Today, this goal is at risk.

Arroyo Grande is a residential community which has retained its heritage as an agricultural center, a commercial center for surrounding communities, and as a community of fine residential neighborhoods. The rural small town character which has evolved over the years is jealously guarded by Arroyo Grande residents.

Government Code Section 65302(a) requires that cities and counties include a Land Use Element as part of the required General Plan. This requirement is intended to ensure that communities achieve and maintain a land use pattern and standards for population density and development intensity which is consistent with community goals and objectives. Thus, the land use element is a summary of the concerns of the other elements of the Arroyo Grande General Plan, and a translation of those concerns into clear, consistent land use regulations.

The land use classifications have been designed to reflect the range of uses deemed necessary for the future development of the City. The classifications suggest, but do not contain, specific development standards which are more appropriately contained in the Zoning Ordinance. As a point of clarification, the Zoning Ordinance specifies minimum lot sizes allowed in each zoning category, but does not define allowable densities. The General Plan classifications specify the maximum density allowed per **gross acre of land owned in fee by the applicant** (including street right-of-way that would revert to the property owner if abandoned). Rounding up to the next whole number is not applicable when figuring density. In addition, permits approved prior to adoption of this updated Land Use Element that are active and valid are not subject to conflicting policies in the General Plan. Permits that expire or applications for revisions would be subject to the new policies.

## LAND USE GOALS

It is the goal of the Land Use Element of the Arroyo Grande General Plan to:

- Achieve and maintain a pattern of land uses which relates man's activities to the land's natural capability, thereby minimizing conflict with the natural environment.
- Emphasize the unique characteristics of Arroyo Grande, maintaining a rural, small town identity that is separate and distinct from surrounding communities.
- Maintain an organized, well-designed, high quality, and functional balance of urban, rural, and agricultural land uses that will meet the needs of a diverse population, and promote the optimum degree of health, safety, well-being, and beauty for all areas of the community.
- Achieve an overall design statement for the City of Arroyo Grande that will establish a visually perceivable and unique rural, small town image throughout the City.

## AGRICULTURE

The retention of agricultural land uses within and adjacent to Arroyo Grande is crucial to the maintenance of the rural, small town atmosphere desired by its residents. To this end, Arroyo Grande intends to focus permitted development on existing urban areas, and to work with San Luis Obispo County to prevent intrusion of rural residential development into agricultural areas.

### Objective 1.0

Recognize and retain commercial agriculture as a desirable land use and as a major segment of the community's identity and economic base.

### Policy Statements and Implementation Actions:

- 1.1 Retain prime soils which are presently in or could be made available for agricultural production, as well as other lands used for agricultural production of specialty crops for long-term agricultural use.

#### *Implementation Actions:*

- a. *Designate areas within agricultural preserves for which Williamson Act contracts have been signed as **AGRICULTURAL PRESERVE (A)**; designate other lands suitable for agricultural production as **GENERAL AGRICULTURE (AG)** on the Arroyo Grande General Plan Land Use map.*

- 1.2 Within commercially viable agricultural areas, permit only land uses which are oriented toward the long-term viability of agricultural uses; support the retention or creation of agriculturally related industries necessary to support the long-term viability of agricultural operations.

#### *Implementation Actions:*

- a. *Within areas designated Agricultural Preserve, limit permitted land uses to agricultural crop production, grazing, and limited sales of agricultural products produced on-site and related products.*
- b. *Within areas designated General Agriculture, limit permitted land uses to agricultural production, grazing, limited sales of agricultural products produced on-site and related products, and limited agricultural support industries and services.*
- c. *Limit residential uses to those required for property owners and employees actively engaged in agricultural operations.*
- d. *Development and other City permit or approval requests that propose to convert prime agricultural lands to another use shall be accompanied by an analysis of the long-term economic viability of agriculture on the lands proposed for conversion.*
- e. *Criteria for economic viability will be based on the projected average annual taxable income for farming activities being equal or greater than the County median taxable income for a family of four.*



- 1.3 Maintain the viability of agricultural operations by requiring appropriate minimum parcel sizes and limiting the intensity of use.

*Implementation Actions:*

- a. *Require a minimum parcel size within areas designated Agricultural Preserve and General Agriculture of ten (10) gross acres.*
- b. *Prior to any division of land which is used or planned for agricultural use, require the applicant to demonstrate that the resulting parcels will be economically viable entities, and that the proposed division of land will not impact the long-term viability of agricultural production in the surrounding area.*
- c. *Work with the County of San Luis Obispo and neighboring jurisdictions to contain the growth of rural residential development that competes with agricultural lands and to ensure that their planning and development review programs preserve existing agricultural lands in long-term agricultural use in and adjacent to the City of Arroyo Grande.*
- d. *Coordinate City and County goals, objectives, and policies related to the preservation of agricultural and open space lands by preparation of an "Arroyo Grande Fringe Study" or Sphere of Influence Study.*

- 1.4 Prohibit the extension of urban services into areas designated Agricultural Preserve and General Agriculture.

*Implementation Actions:*

- a. *Where it is necessary to extend roadways and urban infrastructure through agricultural areas in order to serve areas planned for urban use, maintain the integrity of individual agricultural properties by routing extensions of roadways and urban infrastructure around rather than through agricultural operations.*

- 1.5 At such time as they are no longer economically viable, permit the conversion of the existing strawberry fields located south of Grand Avenue near the western city limits to urban use subject to preparation of a specific plan as set forth in Government Code Sections 65450-65457.

*Implementation Actions:*

- a. *If converted, utilize the northerly portion of the property adjacent to Grand Avenue for commercially-related uses.*
- b. *If converted, utilize the southerly portion of the property for single family residential (less than 5.0 dwelling units per gross acre) and rural residential (less than 2.0 dwelling units per gross acre) uses.*

## RESIDENTIAL AREAS

One of the first indicators of a community's desirability is reflected in the nature, quality and general appearance of its housing stock. The charm of Arroyo Grande's residential areas is a large part of the community's appeal. In the past, Arroyo Grande's residential areas were developed with a wide variety of housing types, but recently most have been large single family homes on large lots, along with conversion of some older single family neighborhood to multiple family use; little vacant residential land remains within the City Limits. Although the City is proud of its residential areas, it also recognizes the need for a variety of housing types due to the varying needs of its citizens. This plan provides for a wide range of types to meet the future needs of Arroyo Grande residents.

### Objective 2.0

Encourage residential densities, intensities, and patterns that are consistent with a rural lifestyle and image and which provide an appropriate range of housing consistent with the Arroyo Grande Housing Element

### Policy Statements and Implementation Actions:

- 2.1 Maintain residential areas which provide for and protect rural lifestyles, as well as protect natural resources and hillsides in the rural portions of the planning area.

#### *Implementation Actions:*

- a. *Designate areas within the eastern and southeastern portions of the City which are not committed to urban residential use (greater than 2.0 dwelling units per gross acre) as RESIDENTIAL ESTATE (RE), HILLSIDE RESIDENTIAL (RH), or RURAL RESIDENTIAL (RR) on the Arroyo Grande General Plan Land Use map.*
- b. *Maintain a maximum residential density within the Estate designation of one dwelling unit per two and one-half gross acres (1 du/2.5 ac).*
- c. *Within the Estate, Hillside, and Rural category, permit and protect the keeping of large animals on parcels 1 acre or larger.*
- d. *Within the Rural category, and subject to applicable General Plan policy and Arroyo Grande ordinance provisions, limit land uses to large lot residential development with 1.0 acre minimum parcel size.*
- e. *Maintain a maximum density for projects within Rural Residential areas of up to one dwelling unit per gross acre (1 du/acre).*
- f. *Designate the rolling hills immediately south of Traffic Way (east of Highway 101) as Rural Residential (RR).*
- g. *Within the Hillside category, and subject to applicable General Plan policy and Arroyo Grande ordinance provisions, limit land uses to large lot residential, single family detached residential, and small lot single family detached residential uses. Encourage cluster development in order to protect the environment. Other uses may be considered through a planned unit development or similar mechanism.*
- h. *Maintain a maximum density for projects within Hillside Residential areas of up to one dwelling unit per one and one-half gross acres (1 du/1.5 acre).*



- i. *Require the preparation of a specific plan as set forth in Government Code Sections 65450-65457 for the property designated Hillside Residential located east of Highway 101 and between South Traffic Way and Branch Mill Road (Frederick's property).*
- j. *The southwest portion of the property currently in strawberry production south of Grand Avenue near the western city limits shall be considered for conversion to rural residential uses at such time as they are no longer economically viable subject to the preparation of a specific plan as set forth in Government Code Sections 65450-65457.*

2.2 Maintain residential areas which provide for a suburban lifestyle, including ownership of single family detached housing.

*Implementation Actions:*

- a. *Designate the majority of Arroyo Grande's residential areas, other than estate, hillside, or rural areas as **SUBURBAN RESIDENTIAL (RS)** or **SINGLE FAMILY (SF)** on the Arroyo Grande General Plan land use map.*
- b. *Within the Suburban Residential category, limit land uses to large lot residential and single family detached residential subject to applicable General Plan policies and Arroyo Grande ordinance provisions.*
- c. *Maintain a maximum density for projects within Suburban Residential areas of up to two and a half dwelling units per gross acre (2.5 du/ac).*
- d. *Within the Single Family category, limit land uses to single family detached residential, small lot single family detached residential, and mobile homes subject to applicable General Plan policies and Arroyo Grande ordinance provisions.*
- e. *Maintain a maximum density within Single Family Residential areas of up to four and one-half dwelling units per gross acre (4.5 du/ac).*
- f. *The property defined by assessor parcel number 07-522-008 located adjacent to Arroyo Grande Creek on the north side of Myrtle Street will be conditionally zoned to allow only two dwelling units on the 1.3 acre site. The specific conditions will be established in the zoning ordinance.*
- g. *The southeast portion of the property currently in strawberry production south of Grand Avenue near the western city limits shall be considered for conversion to single family residential uses at such time as they are no longer economically viable subject to the preparation of a specific plan as set forth in Government Code Sections 65450-65457.*

2.3 Broaden the range of, and encourage innovation in, available housing types, provide housing for those not desiring dwellings on individual parcels, those desiring a mobilehome lifestyle, as well as for those desiring amenities not generally found in small town subdivisions, such as common open space and recreational areas.

*Implementation Actions:*

- a. *Designate areas as **CONDOMINIUM/TOWNHOUSE (MF)** which are either committed to low intensity multiple family use, or provide transitions between higher intensity commercial or apartment uses and lower intensity residential or open space uses.*

- b. *Within the Condominium/Townhouse category, limit land uses to small lot single family detached residential, single family attached residential, multiple family attached residential, senior housing (as allowed in Policy 2.4 e., f., & g.) and mobile homes subject to applicable General Plan policies and Arroyo Grande ordinance provisions.*
  - c. *Maintain a maximum allowable density within areas designated Condominium/Townhouse of up to nine dwelling units per gross acre (9 du/ac).*
  - d. *Require developments within Condominium/Townhouse areas to provide amenities not generally found in typical suburban community subdivisions, such as common open space and recreational areas.*
  - e. *Designate areas having good access to major transportation routes, are in close proximity to neighborhood serving commercial facilities, and which will not negatively impact low density, single family residential areas as **APARTMENTS (MFA)** or **MOBILEHOME/PARKS (MHP)**.*
  - f. *Within the Apartments category, limit land uses to single family attached residential and multiple family attached residential and senior housing (as allowed in Policy 2.4 e., f., & g.) subject to applicable General Plan policies and Arroyo Grande ordinance provisions.*
  - g. *Within the Mobilehomes category, limit land uses to mobile home parks and subdivisions up to 6.5 dwelling units per gross acre.*
  - h. *Maintain a maximum density for projects within the Apartments category of up to eleven dwelling units per gross acre (11 du/ac).*
  - i. *The property at 1110 Sunset Drive will be conditionally zoned to allow the continued multiple family (apartment) use existing on the site. The specific conditions will be established in the zoning ordinance.*
- 2.4 Provide areas for higher density housing products designed specifically for the needs of senior citizens.

*Implementation Actions:*

- a. *Designate selected areas which are within walking distance of transit services, major transportation routes, and shopping facilities as **SENIOR HOUSING (SR)** on the Arroyo Grande General Plan Land Use map.*
- b. *Within the Senior Housing category, limit land uses to single family attached residential, multiple family attached residential, mobilehomes, and congregate or residential care facilities specifically designed for senior citizens subject to applicable General Plan policies and Arroyo Grande ordinance provisions.*
- c. *Maintain a maximum density for projects within the Senior Housing category of up to eleven dwelling unit per acre (11 du/ac), unless a minimum of 25 percent of the total units are to be reserved for low and moderate income residents. If such a reservation is made, the density may be increased to up to twenty five dwelling units per acre (25 du/ac). This density bonus is intended to implement state law and shall not be considered in addition to that authorized by state regulations.*



- d. *Notwithstanding the provisions of paragraph "c" above, maintain a maximum density of up to twenty five dwelling units per care (25 du/ac) for congregate and residential care facilities. Such uses are subject to Policy 7.1.*
- e. *"Independent Living" uses, including apartment projects that guarantee senior occupancy, are allowed only in multi-family areas and must meet the density guidelines of the particular land use category, unless granted a density bonus under the guidelines of the Housing Element.*
- f. *"Congregate Care" and "Assisted Living" uses which provide needed support services for seniors may be located in commercial or multi-family areas with a density of up to 25 equivalent dwelling units per acre.*
- g. *"Convalescent Care" facilities which provide continuous medical care may be located in commercial areas or within multi-family areas where they are adjacent to or contiguous with commercial areas.*
- h. *"Continuing Care" facilities which combine aspects of the above-listed uses must follow the guidelines outlined in the Zoning Ordinance.*
- i. *Require that senior citizen housing projects include recreational amenities for its residents.*

- 2.5 Continue the innovative use of land resources and development of a variety of housing types and sizes within the City by recognizing a **PLANNED DEVELOPMENT** designation.

*Implementation Actions:*

- a. *Within the Planned Development classification, all residential land uses considered to be appropriate within the City of Arroyo Grande may be appropriate subject to applicable General Plan policies and ordinances.*
- b. *Revise the zoning ordinance to require that development within areas designated Planned Development be through use of a specific plan pursuant to Government Code Section 65450, a planned unit development, or similar mechanism.*

- 2.6 Require that condominium and townhouse projects include enhanced design features such as enclosed garages, increased parking availability, and upgraded active recreational facilities.

*Implementation Actions:*

- a. *Review the zoning and subdivisions codes and revise them as necessary to ensure that appropriate amenities are provided within condominium and townhouse projects.*

- 2.7 Subject to the provisions of the Arroyo Grande Housing Element, and where consistent with the other provisions of the Arroyo Grande General Plan, encourage provision of low and moderate cost housing, as defined by the Housing Element, as well as for the provision of housing for other identified special housing needs groups.

*Implementation Actions:*

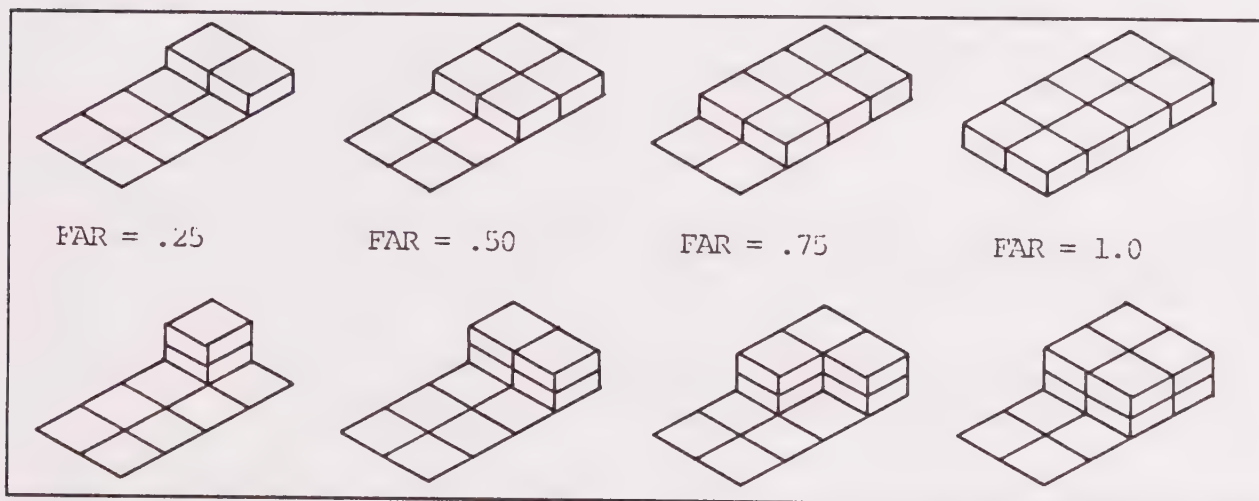
- a. *Review the zoning and subdivision codes and include clear incentives for the provision of housing to meet the needs identified above, including, but not limited to, density bonuses of up to 25 percent over the densities indicated in the Land Use Element.*
- b. *Notwithstanding the provisions of the provisions of Paragraph "a" above, development in the Senior Housing designation shall not be granted density bonuses above 25.0 dwelling units per gross acre.*
- c. *Planned Unit Development shall be encouraged for residential construction in order to provide housing that is varied by type, design, form of ownership, and size.*

## COMMERCIAL AREAS

Commercial development within Arroyo Grande focuses on three areas: the Arroyo Grande Village, U.S. 101 corridor, and Grand Avenue. Additional small commercial areas serve individual neighborhood areas. Located along Arroyo Grande Creek, the Village is a unique area, providing the community with a great deal of charm and reinforcing the area's rural, small town character. New commercial facilities being constructed along the northern portion of the U.S. 101 within Arroyo Grande are of high quality, and present a positive image for the City. Grand Avenue is a traditional strip commercial area which is beginning to show its age. Although there are some high quality, distinctive structures along Grand Avenue, the overall appearance of this major transportation route is that of the nondescript suburban communities which Arroyo Grande residents have sought to avoid.

### Objective 3.0

Provide commercial areas within the City which are conveniently located, efficient, attractive, and have safe and easy pedestrian and vehicular access in order to serve the retail and service commercial needs of Arroyo Grande residents. [Floor-area ratio equals gross leasable area divided by the net square footage of the parcel upon which the building(s) are constructed.]



### Policy Statements and Implementation Actions:

- 3.1 Maintain the U.S. 101 corridor, Grand Avenue, and the Village area as the primary commercial areas of Arroyo Grande, permitting only such other commercial areas as are necessary to provide commercial facilities for the daily needs of local neighborhood areas.

#### Implementation Actions:

- a. *The primary purpose of areas designated GENERAL COMMERCIAL (GC) on the Arroyo Grande General Plan Land Use map is to provide appropriately located areas for the general shopping and commercial service needs of area residents and workers.*



- ♦ *Within the General Commercial designation, and subject to applicable General Plan policies and Arroyo Grande ordinance appropriate land uses include a broad range of commercial retail and service uses. Typical uses include general retail, markets, commercial services, professional offices, hotel/motel, senior housing (as allowed in Policy 2.4 f. & g.), commercial printing, newspaper publishing, lumber and material dealers, restaurants, automotive repair and service, hardware and home improvement centers, commercial recreation, financial institutions, public utility stations, and automotive sales.*
  - ♦ *Larger commercial centers, including department stores and junior stores should be clustered along the U.S. 101 corridor and Grand Avenue. Freestanding commercial uses should be limited to Grand Avenue. Smaller neighborhood serving commercial uses should be limited to centers ranging in size from approximately one to eight acres.*
  - ♦ *Maintain a maximum floor area ratio within General Commercial areas of 0.5.*
  - ♦ *The northerly portion of the property currently in strawberry production south of Grand Avenue near the western city limits shall be considered for conversion to general commercial uses at such time as they are no longer economically viable subject to the preparation of a specific plan as set forth in Government Code Sections 65450-65457.*
- b. *The primary purpose of areas designated **VILLAGE COMMERCIAL (VC)** on the Arroyo Grande General Plan Land Use map is to provide for the establishment of downtown commercial and office-related land use types which recognize and are compatible with the historical, small town nature of the original Arroyo Grande Village area.*
- ♦ *Within the Village Commercial designation as shown on the land use map, and subject to applicable general plan policies and Arroyo Grande ordinances, appropriate land uses include a wide variety of commercial uses, emphasizing retail and low intensity tourist-related functions. Typical uses include specialty retail (handicraft shops, art galleries, book stores, curio antique stores, flower shops), commercial services, restaurants, markets (limited to the fringe areas of the village), cultural facilities, financial institutions, vocational and trade schools, and bed and breakfast inns. In addition, as the site of City Hall, civic administration functions are an important focus of the village area. Office uses are an appropriate use to the extent that they do not become the predominant ground floor use of the village or detract from the overall village character. Residential uses, limited to existing historic residential structures, apartments in conjunction with commercial uses, and congregate or residential care facilities for senior citizens, are also appropriate uses.*
  - ♦ *Within the Village, emphasize uses which contribute to the vitality of the whole, creating pedestrian traffic and interest, as outlined in the Design Guidelines for the Arroyo Grande Village.*
  - ♦ *Prohibit drive-through commercial structures and convenience commercial uses.*



- ♦ *Maintain a maximum floor area ratio within Village Commercial areas of 1.0.*
- c. *The primary purpose of areas designated OFFICE PROFESSIONAL (O) on the Arroyo Grande General Plan Land Use map is to provide areas for the establishment of office-based working environments for general, professional and administrative offices; commercial services that are required to support business development; and retail facilities, which support business operations.*
  - ♦ *Within the Office Professional designation, limit land uses to the following use types subject to applicable General Plan policies and Arroyo Grande ordinance provisions to administrative and professional offices; business related retail and service functions, restaurants, health clubs, financial institutions, medical and health care facilities, senior housing (as allowed in Policy 2.4 f. & g.) and vocational and trade schools.*
  - ♦ *Maintain a maximum floor area ratio within General Commercial areas of 0.5.*
- d. *Require that commercial and office centers be located and designed in such a manner as to complement and not conflict with adjoining residential areas.*
- e. *Limit the intensity of hotel and motel uses to 40 guest rooms per acre.*

## INDUSTRIAL AREAS

Although the City of Arroyo Grande is not experiencing the demand for industrial development that other Central Coast communities face, industrial uses do exist in the community and will expand over time. Of paramount importance is recognition of the need to provide local jobs for area residents in order to reduce commutes and thereby improve local air quality. It is therefore important to recognize and protect existing local industries and their ability to continue providing jobs to, and doing business in, the community. It is also critical to accomplish new industrial development in such a manner as to maintain the community's rural small town character. Future industrial uses will, therefore, generally be small scale, clean operations such as light industrial and assembly uses.

### Objective 4.0

Promote a mix of attractive industrial plants and parks with a mix of uses which provide a sound and diversified economic base and ample employment opportunities for the citizens of Arroyo Grande and which are compatible with the community's rural small town character.

### Policy Statements and Implementation Actions:

- 4.1 The primary purpose of lands designated **INDUSTRIAL AND BUSINESS PARK (I)** is to provide for light industrial, warehouse and distribution, and research and development firms seeking an attractive and pleasant working environment and a prestige location. Industrial and Business Park lands are also intended to provide local employment opportunities for area residents, minimizing the need to commute to distant job locations, and to assist in providing a balanced local economy and positive municipal income.

#### *Implementation Actions:*

- a. *Within Industrial areas, encourage a variety of employment-generating uses to locate within the community. Ensure that new employment-generating uses are compatible with other uses within Arroyo Grande in terms of generation of noise, dust, odors, vibration, glare, and traffic. Ensure that industrial uses meet applicable environmental protection regulations in terms of air pollution emissions and the transportation, storage, use, and creation of hazardous materials. Typical uses include light manufacturing and assembly, small scale warehousing and distribution, and research and development. In addition, administrative offices supporting the primary industrial use of the property may be permitted.*
- b. *Maintain a maximum floor area ratio within Industrial areas of 0.45.*

## PUBLIC AND QUASI-PUBLIC LAND USES

A wide variety of public and quasi-public uses exist within Arroyo Grande. These uses tend to be major traffic generators, and can impact adjacent residential areas. In other cases, public facilities, depending upon their location, can become growth inducements leading to pressures for the conversion of agricultural lands to other uses. Large amounts of Arroyo Grande's public and quasi-public lands are tax exempt. They do not generate property taxes, but do demand public services such as police and fire protection. However, these uses are also valuable for providing employment opportunities and services required by Arroyo Grande residents and businesses.

### Objective 5.0

Maintain an adequate inventory of lands for the conduct of public, quasi-public, and institutional activities, including protection of areas needed for future public, quasi-public, and institutional facilities.

### Policy Statements and Implementation Actions:

- 5.1 The primary purpose of lands designated **PUBLIC/QUASI PUBLIC (PF)** is to provide for areas for the conduct of public and institutional activities, including but not necessarily limited to local, State, and Federal agencies; special districts; public and private utilities; and religious institutions.

#### *Implementation Actions:*

- a. *Within areas designated Public/Quasi-Public, and subject to applicable General Plan policies and Arroyo Grande ordinance provisions, the following land use types are appropriate:*

*Cemeteries  
Churches  
City Hall  
City Yard  
Fire and Police Stations  
Open Space  
Parks  
Places of General Public Assembly  
Schools: Elementary, Junior High, Senior High  
Senior Centers  
Senior Housing  
Women's Center*

- b. *Maintain a maximum floor area ratio within Public/Quasi-Public areas of 0.5.*



## RURAL, SMALL TOWN CHARACTER

The essence of Arroyo Grande's desirability is its "rural, small town character." This character encompasses a wide range of components including the scale and intensity of existing development; the rate, scale, and intensity of new development; the existence and proximity of agricultural and open space uses, including natural hillsides, Arroyo Grande and Tally Ho creeks, park lands, and rural residences; and the preservation of historical structures, especially within the village area. As is apparent throughout the General Plan, the retention of this character is a primary focus of the people of Arroyo Grande.

### Objective 6.0

Identify the components of "rural atmosphere" and "small town lifestyle," and ensure that these components are protected.

### Policy Statements and Implementation Actions:

- 6.1 Recognize agriculture, natural hillsides, air quality and linear open spaces along Arroyo Grande and Tally Ho creeks as valuable components of the City's rural, small town identity and as being worthy of preservation.

#### *Implementation Actions:*

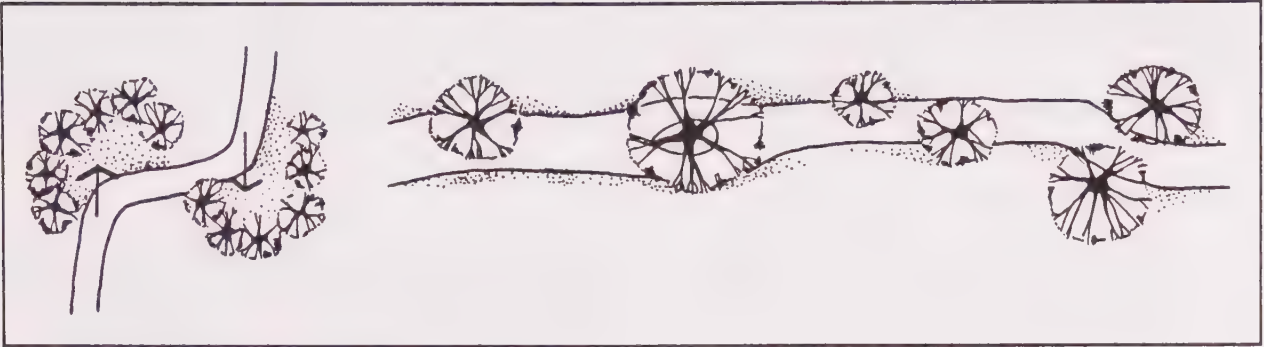
- a. *Emphasize the retention of the natural environment over its conversion to urban forms.*
- b. *Incorporate existing natural features into project design.*
- c. *Where removal of natural elements is unavoidable, reintroduce natural elements into project design.*
- d. *Incorporate the provisions of Open Space and Conservation Element into the review of land development proposals.*

- 6.2 Except for narrow, two-story Victorian structures within the Village area, limit the scale of buildings within both the urban and rural portions of Arroyo Grande to low-profile, horizontal forms; design buildings to be compatible with Arroyo Grande's rural, small town atmosphere.

#### *Implementation Actions:*

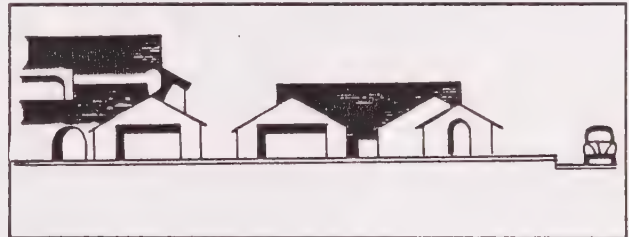
- a. *In general, limit the height of buildings to no more than 30 feet. Where existing buildings are in excess of 30 feet and expansion is proposed, limit such expansion to the height of existing structures.*
- b. *Utilize roofs having low, long spans made of slate, concrete shingles or similar materials. Avoid metal and flat composition roofs.*
- c. *Provide building elevations which are well articulated in order to break up building bulk. Incorporate one story elements in two-story structures.*
- d. *Ensure that row-type townhouses within the urban portions of Arroyo Grande are constructed such that each unit is varied in its setback.*
- e. *Residential units within new single family neighborhoods shall be required to provide recognizable variations in their front and side yard setbacks.*

- f. Residential developments should maximize a feeling of openness by curving streets and orienting road axes to open space areas and areas of visual interest.



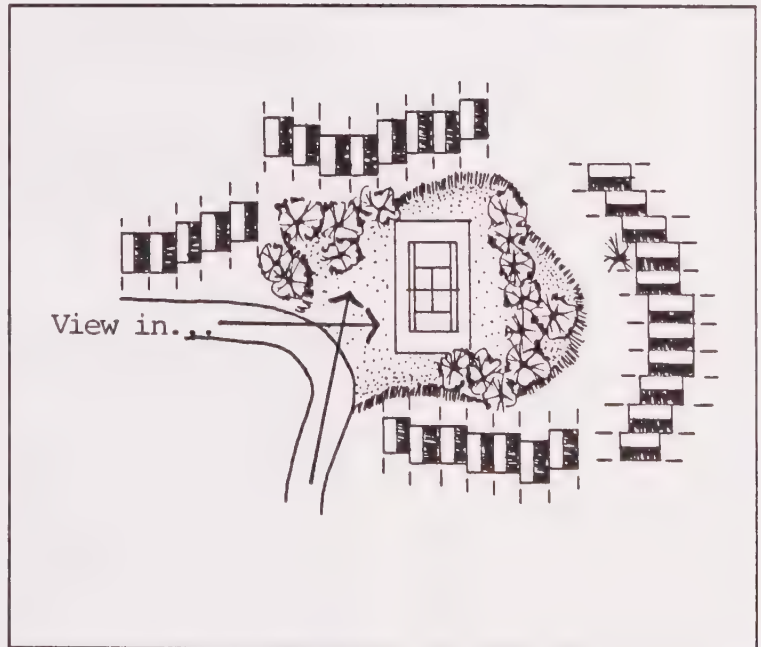
- g. Use appropriate and simple roof forms, including shed, gable, and hip roofs, alone or in combination, to achieve a variety of roof lines along the streetscape; avoid unarticulated flat roofs.

- h. To reduce architectural massing at street corners and to create congruity where a two-story structure is next to a one-story, incorporate a one-story element into the two-story building.



- i. Design small lot single family and multiple family residential projects in such a manner as to group dwellings around common open space and/or recreational features.

- j. In higher intensity projects with opposing garages or carports, turn individual units and orient them to avoid the monotony of parking corridors. Alternately, stagger parking areas and provide appropriate landscaping.

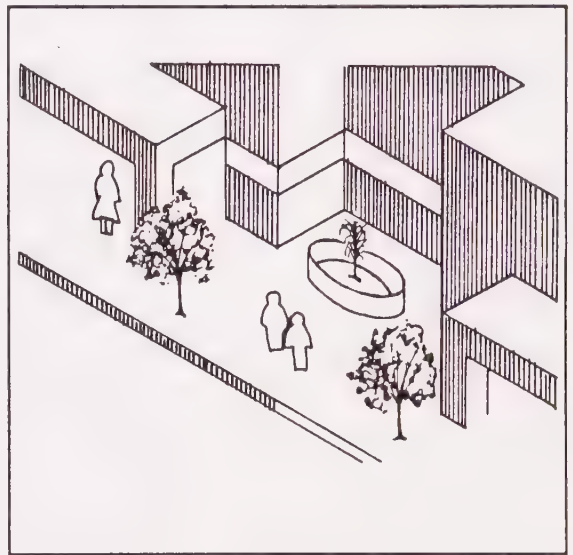


- k. *Incorporate architectural treatments that enhance the appearance of the building or wall into exterior wall elevations of buildings and screen walls.*
  - ◆ *Exhibit uniform materials and consistent style in exterior elevations.*
  - ◆ *Use secondary accent materials and colors to highlight building features and provide visual interest.*
- l. *Detail multi-story buildings so as to reduce their vertical appearance as much as possible, except for Victorian style buildings and buildings in the Village area.*
  - ◆ *Provide a greater level of architectural details at the ground level than at upper levels.*
  - ◆ *Articulate separate floor levels with horizontal bands or by stepping them back from public viewing areas.*
- m. *Incorporate variations in the setback and massing of the building bulk of large structures along major streets to provide variety and visual interest to the streetscape.*

6.3 Preserve scenic vistas and retain a feeling of "openness" in new development and redevelopment.

*Implementation Actions:*

- a. *Vary setbacks along roadways to avoid a monotonous street scene.*
- b. *Minimize the installation of solid walls along area roadways unless they are needed for a specific screening, safety, or sound attenuation purpose. Where feasible, provide instead a landscaped berm or wide open area with informal clusters of trees, defined by split rail or similar fencing.*
- c. *Where construction of a solid wall which will be visible along a public street is necessary, provide landscaping such as trees, shrubs, or vines to soften the appearance of the wall, and to reduce undue glare, heat, and reflection.*
- d. *The use of any fencing or walls should be consistent with the overall design theme of the development or adjoining existing developments.*
  - ◆ *Where they are needed, fences or walls should relate to both the site being developed and surrounding developments, open spaces, streets, and pedestrian ways.*





- ♦ *Fencing and walls should respect existing view corridors to the greatest extent possible.*
- ♦ *Prohibit poured in place concrete walls or require elimination of form marks on these walls.*
- e. *Require the provision of open space and recreation areas within the urban residential portions of the City. Within the rural residential portions of the planning area, emphasize the preservation natural landforms and vegetation.*
- f. *Design and landscape multiple family residential projects to provide a pleasing view from the windows of individual units.*
  - ♦ *Provide a diversity of views from the windows of multiple family units, including distant open views, closer views of greenery, and some human activity.*
  - ♦ *If some windows must look out onto a blank wall, plant fast-growing vines on the wall to enhance its appearance.*
- g. *Permit clustering of residential units where the following criteria are met:*
  - ♦ *The clustering of dwelling units is proposed pursuant to a specific plan (Government Code Section 65540), planned unit development, or similar mechanism.*
  - ♦ *The overall permitted density of the project area is not exceeded;*
  - ♦ *The resulting project will not require a greater level of public services and facilities than would an equivalent non-clustered project.*
  - ♦ *The result of clustering residential units is a more desirable and environmentally sensitive development plan which creates usable open space areas for the enjoyment of project residents and which preserves significant environmental features.*
  - ♦ *The project development pattern, including the net density of developed area and proposed lot sizes which result from clustering are compatible with surrounding areas.*

- 6.4 Incorporate a sense of "place," privacy, and security into planned unit developments and multiple family projects.

*Implementation Actions:*

- a. *Maintain the function and quality of multi-family residential developments by orienting buildings and living spaces at right angles to each other for privacy, and by adequate provision of private open space areas such as patios and balconies for each unit.*
- b. *Provide each sub-unit of a multiple family project with some unique elements to create a sense of place and identity.*
  - ♦ *Design individual units within a project so as to be distinguishable from each other, providing them with separate entrances and entry paths.*

- ♦ *Design the common space of each building cluster so that the size, dimensions, grading, planting and site furniture of each are different.*
- ♦ *Provide every dwelling unit with a usable private garden, yard, patio, or balcony area.*
- c. *Provide back and front entrances to planned and multiple family dwellings which are clearly identified and distinguished from each other. Where dwellings have two doors, differentiate between formal and informal entries through the location of guest parking, sidewalk design, address identification, and pathways.*
- d. *Where there is limited separation of windows from nearby public or common spaces, fencing, planting, or grade differentials should be used to ensure privacy.*
- e. *Locate windows within planned and multiple family residential projects so that surveillance of semi-private public spaces and pedestrian paths is possible from frequently used rooms without permitting close-in view from those areas to the dwelling.*
- f. *Units should be designed so that windows in adjacent units or in units across streets are offset.*

6.5 Preserve significant historic and cultural landmarks.

*Implementation Actions:*

- a. *Require that new development, including signs, within or adjacent to the Village area be compatible with the historical architecture of the Village; implement the provisions of the Design Guidelines for the Arroyo Grande Village.*

6.6 Require that residential street design be sensitive to existing landforms, and minimize traffic volumes on local residential streets.

*Implementation Actions:*

- a. *Incorporate provisions into the subdivision code which would discourage non-local through traffic on local streets, and require maintenance of two points of access in residential neighborhoods.*

6.7 Enhance pedestrian level activity within residential and commercial areas.

*Implementation Actions:*

- a. *Utilize "street furniture" (planters, benches, drinking fountains, newspaper racks, bike racks, trash receptacles) within commercial areas to create and enhance urban open spaces within commercial areas and to emphasize historical and rural architectural themes.*
- b. *Commercial buildings and projects should be designed so as to have a central plaza or main visual focus or feature.*

- c. *Institute a site plan review process which ensures that commercial facilities are oriented to the pedestrian by the incorporation of seating areas, courtyards, landscaping, and similar measures.*
- ◆ *Buildings should be designed and sited so as to present a human-scale environment, including identifiable pedestrian spaces.*
  - ◆ *Uses within pedestrian spaces should contribute to a varied and lively streetscape.*
  - ◆ *Buildings facing pedestrian ways and plazas should incorporate design features that provide visual interest at the street level.*
  - ◆ *Except in the Village area, where buildings should generally be located at the sidewalk, building setbacks along major streets should be varied to create plaza-like areas which attract pedestrians whenever possible.*
  - ◆ *Discourage wide expanses of parking lot between the sidewalk and the front of commercial buildings or provide safe, easily identifiable pedestrian access through the parking lot from multiple access points.*
- d. *Where appropriate to building architecture, provide covered verandas along the fronts of commercial structures.*
- e. *Establish a program of public art emphasizing historical, western, and rural themes in parks, public buildings, and public open spaces.*

6.8 *Emphasize the incorporation of landscape themes and extensive landscaped areas into new development; provide landscaping and open spaces as an integral part of project design to enhance building design, public views, and interior spaces; provide buffers and transitions as needed; and facilitate energy conservation.*

*Implementation Actions:*

- a. *Require that landscaping integrate with, complement, and improve the visual character of the natural environment of the area; require that landscaping also relate to and complement the architecture of adjacent structures.*
- b. *Emphasize urban planting schemes which minimize the use of water and which incorporate natural looking drifts and clusters of plants rather than highly structured, geometric schemes with trees and shrubs planted at regular intervals.*
- c. *Include in landscaped areas a combination of trees, shrubs, vines, ground cover, flowers, and turf as appropriate and compatible with the surrounding environment and project design theme.*
- ◆ *The selected combination of landscape materials shall be arranged in a harmonious manner.*
  - ◆ *The proportion of hardscape materials within any required landscape area may not exceed 20 percent.*



- d. *Coordinate landscape design with drainage plans for individual projects to maximize percolation of surface water from the site. Employ swale designs in landscaped and turf areas to slow down runoff and maximize percolation.*
  - e. *Emphasize the use of native and drought tolerant plantings in area landscaping.*
- 6.9 Encourage the provision of custom homes or homes that simulate a rural, small town, custom home atmosphere.

Implementation Actions:

- a. Within the rural portions of the community (areas designated Estate, as well as low density Planned Development areas), emphasize custom homes on large sites.
- b. If custom homes are not proposed, residential tracts shall provide a variety of floor plans and elevations should be offered as shown in Table 1. Applicants shall provide required floor plans at the time of application submittal.

TABLE 1

**RESIDENTIAL FLOOR PLAN & EVALUATION REQUIREMENTS**

Number of Single Family Dwellings	Minimum Number of Footprints*	Minimum Number of Elevations/Footprint
< 10	3	2
11 - 20	3	3
21 - 40	4	3
41 - 60	5	4
61 - 80	6	4
81 - 100	7	4
> 100	1 additional for each 20 dwellings over 100	

\* Includes reverse footprints.

- c. *Emphasize the use of natural materials such as rough sawn wood, stone, stucco, and brick facade.*
- d. *Emphasize building colors in earth tones and complementary accents in muted shades of reds, blues, greens, grays, and yellows. Avoid a monochromatic appearance of residential areas through the use of complementary accents.*
- e. *On wood frame structures having a primarily stucco exterior, cover a minimum of 25 percent of the front facade with a complementary color and material.*
- f. *Break up front facades with entries and/or other recesses and projections to avoid flat fronts.*
- g. *Include roofs with overhangs on all residential structures.*

- h. Incorporate variations in building heights by incorporation of one story elements into two story structures, use of a combination of roof styles, and grade variations.*

6.10 Ensure that residential accessory uses and buildings are consistent with the primary residential character of the area, as well as the overall rural small town character of Arroyo Grande.

*Implementation Actions:*

- a. Prohibit accessory uses or hobbies which would create additional traffic or need for signage or parking, and ensure that the primary use of garage areas is for parking cars.*
- b. Require that the design of accessory structures be compatible with the architectural character of the site and surrounding area.*
- c. Require that accessory structures be set back a sufficient distance from property lines so as not to detract from the value of adjacent properties.*

6.11 Commercial centers shall be developed in a manner that is architecturally harmonious with a defined theme consistent with the rural, small town character of Arroyo Grande.

*Implementation Actions:*

- a. Ensure the implementation of the Design Guidelines for the Arroyo Grande Village.*
- b. Require that materials, textures, colors, and architectural detailing be consistent with the specified design theme consistent with Arroyo Grande's rural, small town character.*
- c. Break up architectural elements such as variations in roof lines and building masses into smaller components.*
- d. Encourage the use of earth tones which reinforce compatibility with the rural character of Arroyo Grande; avoid a monochromatic appearance through the use of complementary accents in muted shades of reds, blues, greens, grays, and yellows.*
- e. Recesses, reveals, projections, architectural trim, and other elements shall be encouraged to enhance the architectural image of structures.*
- f. Shadow patterns created by architectural elements such as overhangs, projections, or recession of stories, balconies, reveals, and awnings are encouraged in order to contribute to a building's character and aid in climate control.*
- g. The following design elements shall be encouraged in conjunction with the design and construction of commercial buildings:*
  - ♦ Richness of surface and texture, emphasizing surfaces such as rough sawn woods, split face block, stucco, and facade brick.*
  - ♦ Approximately Equal building wall ratio to non-wall (e.g., window, arcade, etc.).*
  - ♦ Multi-planed, pitched roofs.*
  - ♦ Vegetation integrated with building walls, roofs and details such as trellises and espaliers.*



- ♦ *Roof overhangs.*
- ♦ *Regular or traditional window rhythms.*

*h. The following architectural elements shall be discouraged in conjunction with the construction of commercial buildings:*

- ♦ *Highly reflective surfaces over the majority of the facade which is visible to the public.*
- ♦ *Large, blank walls.*
- ♦ *Flat roofs without mansards.*
- ♦ *Precision concrete block.*
- ♦ *Metal or plastic siding.*
- ♦ *Irregular, window shapes and rhythms.*

*i. Develop specific design criteria where feasible for commercial areas not expected to develop as unified centers, in the form of conceptual approaches that integrate landscaping, driveways and parking into functionally unified wholes.*

6.12 Balance the need for signs within commercial areas as a means to identify businesses with the rural, small town character of the community.

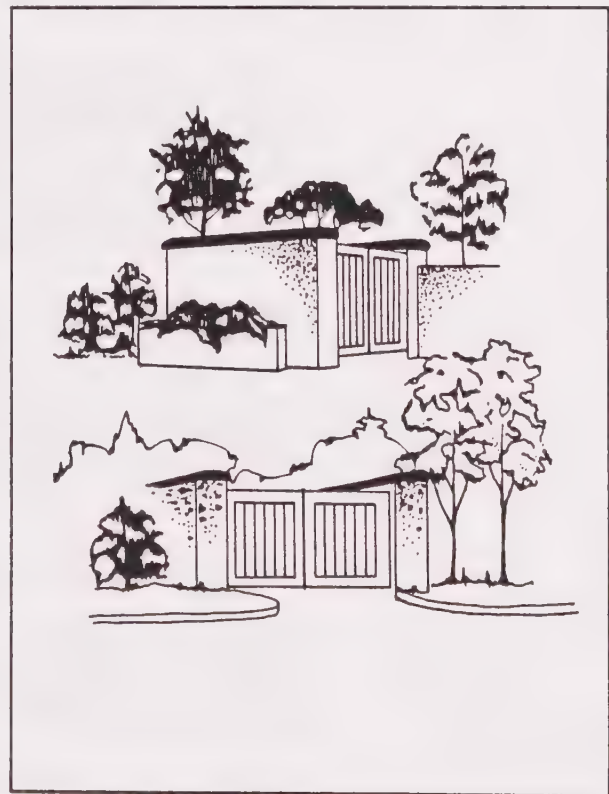
*Implementation Actions:*

- a. Design commercial developments with a precise concept for adequate signage; include provisions for sign placement and number, as well as sign scale in relationship to the building, landscaping and readability as an integral part of the signage concept.*
- b. Ensure that signs are integrated into the overall site and architectural design theme of commercial developments.*
- c. Require that sign placement, heights, size, materials, proportions, and design within the commercial areas be consistent with the low-profile nature and scale of the community.*
- d. Require that sign color be compatible with building color. In general, limit the number of primary colors to no more than two with a secondary color used for accent or shadow detail.*
- e. Avoid freestanding pole signs in favor of monument-type signs, wall signs, and/or secondary projecting signage.*
- f. In designing signs and sign messages, emphasize utilization of fewer, rather than more, words to create a clean, understandable message. In general, use symbols only if they are easily recognizable or represent a definable logo.*
- g. Limit the overall size and shape of signs such that they do not detract from the message.*

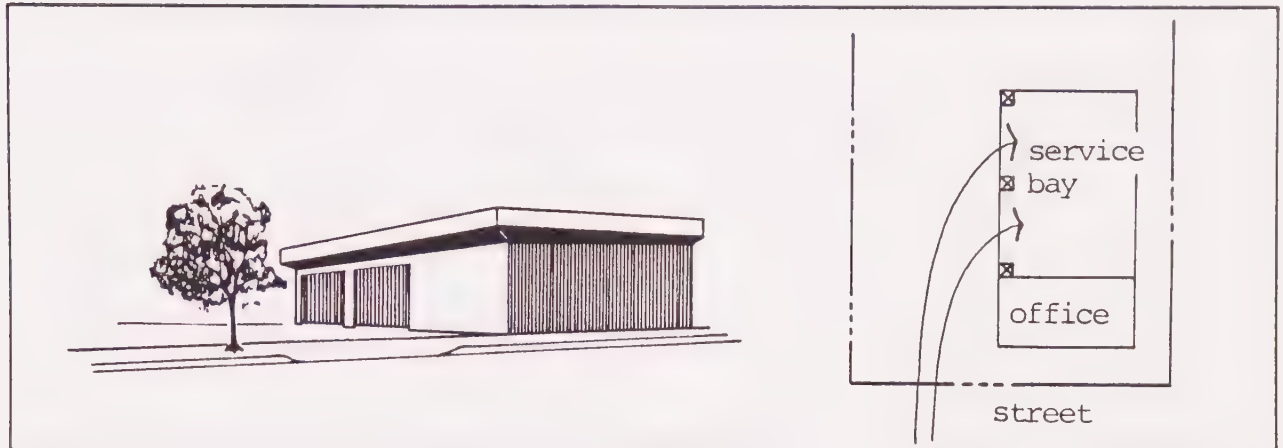
- h. *Revise the sign ordinance as appropriate to permit signs attached to the underside of a projecting canopy or protruding over a sidewalk or right-of-way as a special sign only if they provide pedestrian-scale atmosphere and enhance the building front.*
  - i. *Revise the sign ordinance as appropriate to require that window signs be designed so as to be pleasing, aesthetically enhance shop fronts, geared to the pedestrian, and be at eye level.*
  - j. *Develop a community signing scheme for street corridors, public buildings and selected entrances to the community and its subcommunities.*
  - k. *Strengthen the sign ordinance with respect to design quality and compatibility with rural, small town architectural themes.*
- 6.13 Provide appropriate screening for necessary "urban-style" facilities, structures, and features.

*Implementation Actions:*

- a. *Require that the placement and screening of satellite dishes, solar systems, and other appurtenances be accomplished in such a manner that minimizes or eliminates the obtrusiveness of these facilities. Amend the zoning ordinance to establish setbacks within the rear yard for satellite installations, as well as to establish screening standards.*
- b. *Amend the zoning ordinance to require unobtrusive placement and screening of appurtenances such as solar collectors, air conditioning units, and pool equipment.*
- c. *Require that trash enclosures, loading areas, mechanical equipment, and outdoor storage areas be screened from public view as appropriate; design enclosures and screening with materials which are compatible with the project's architecture, and which do not detract from the rural, small town character of the community.*
- d. *Require that on-site utilities and/or ancillary equipment within commercial areas be located in an inconspicuous area or vaulted underground away from public view.*
- e. *Where on-site utilities and/or ancillary equipment is required to be in public view, require that they be screened with a combination of materials that best suit the overall project design theme.*



- f. *Require that commercial loading areas be oriented away from the street and from residential edges.*
- ◆ *If loading areas cannot be so located, require that they be screened from public view.*



- ◆ *Access to service bays of automotive uses shall be from the interior of the site.*
- g. *Require that service stations, mini-markets, and other automobile-related uses proposed at corner locations be oriented away from the street frontage.*
- ◆ *Orient rear building elevations toward the corner, and have architectural details consistent with the overall design theme.*
  - ◆ *Design access to service bays of automotive uses from the interior of the site.*
- h. *Require that ground mounted equipment incidental to commercial development be appropriately screened with solid walls and/or landscaping. Locate equipment away from the front of the building. Require that screening material be similar or complementary to adjacent architecture and materials.*
- i. *Require that commercial loading and trash enclosure areas be screened from public view areas and adjacent residential developments, and be located an appropriate distance from adjacent residential structures.*
- j. *Prohibit roof mounted equipment other than television antennas and solar collectors within residential areas.*



- k. *Require that roof-mounted equipment on commercial structures be screened from public view.*
- ◆ *Require that roof screens be solid and continuous, and that equipment be covered by continuous grills or louvers.*
  - ◆ *Require that roof screens be sheathed in a matching or complementary material to the exterior building material or consist of landscaping.*
  - ◆ *Prohibit the use of picket fence screening.*
  - ◆ *Minimize the rooftop location of mechanical plants and distribution networks. Where necessary, enclose such facilities within efficient roof-top penthouses.*

## **Objective 7.0**

Achieve a pattern of land use which protects the integrity of existing land uses.

### **Policy Statements and Implementation Actions:**

- 7.1 *Require that new developments be at an appropriate density or intensity based upon compatibility with the majority of existing surrounding land uses.*

#### *Implementation Actions:*

- a. *As part of the development review process, treat the densities and intensities outlined in the Land Use Element as the **maximum** allowable; do not approve the maximum allowable density or intensity unless the proposed project is consistent with the provisions and intent of the Arroyo Grande General Plan and City ordinances.*
- b. *Require that adequate buffering and setbacks be provided between dissimilar uses.*
- c. *Where a question of compatibility exists, require the new use to conform to the lower intensity use.*
- d. *Restrict new urban single family, multiple family, and mobile home uses to infill areas adjacent to existing developments of similar density.*

- 7.2 *Require that new development should be designed to create pleasing transitions to surrounding development.*

#### *Implementation Actions:*

- a. *As part of the development review process, new development or the alteration or enlargement of existing development should be viewed not only as freestanding objects, but also as part of a street, or neighborhood, or as part of the entire community.*
- b. *Require that the bulk of new structures relate to the prevailing or planned scale of adjacent development.*

- c. *Require that setbacks from streets and adjacent properties relate to the scale of the structure and the importance of the street.*
- d. *Require that new developments be designed so as to respect the views of existing developments; provide view corridors which are oriented toward existing or proposed community amenities, such as a park, open space, or natural features.*
- e. *Design development projects within the City of Arroyo Grande to provide screening as is necessary to shield neighboring properties from the adverse external effects of that development.*

## **Objective 8.0**

Limit the intensity of land use and area population to that which can be supported by the area's resource base, as well as circulation and infrastructure systems.

### **Policy Statements and Implementation Actions:**

- 8.1 Limit the number of dwelling units within the City to that which is consistent with the long-term availability of resources needed to support area population and that which public services and facilities can adequately support.

#### *Implementation Actions:*

- a. *Permit new developments only where and when adequate water services can be provided, and the provision of adequate water service can be ensured by providing systemwide water improvements in advance of needs.*
- b. *Ensure that the approval of development proposals will not increase the traffic on a City street or roads in unincorporated areas (such as State Highway 227) above the roadway's existing capacity or Level of Service C at the peak hour.*
- c. *Where the construction of master planned water facilities is not practical, permit the construction of interim facilities only to the extent that the financing and construction of ultimate facilities are not jeopardized.*
- d. *Prior to the issuance of commercial or industrial building permits, or the recordation of residential tract or parcel maps, ensure the availability of adequate fire flow by requiring the testing of all fire hydrants in the vicinity of the project at the applicant's expense, and, in the absence of adequate flows, require either the installation of on-site fire protection devices or improvements that upgrade the area's water system to accommodate adequate flows.*
- e. *As part of the CEQA review process, ensure that adequate sewer service capacity exists or will be available in a timely manner for a proposed development.*
- f. *Maintain current information concerning the capability of public services and facilities provided by the City and other agencies within the City.*
- g. *Monitor the impact and intensity of land uses on area circulation to ensure that the circulation system is not overburdened.*



- h. As part of the CEQA review process, the short- and long-term generation of air pollutants will be assessed using Air Pollution Control District criteria to determine the potential impacts of proposed projects.*
- 8.2 Ensure that all extensions of services and utilities to facilitate land use changes are accomplished in a manner consistent with the provisions and intent of the Arroyo Grande General Plan.

*Implementation Actions:*

- a. Prior to permitting a major extension of services or utilities to facilitate changes in land use, conduct a thorough review of all social, economic, and environmental factors associated with that extension; require the implementation of appropriate mitigation measures or prohibit the extension.*
- b. Ensure that existing residents and businesses are not burdened with the cost of financing infrastructure aimed at supporting new development.*
- c. Unless otherwise approved by the City, ensure that public water, sewer, drainage and other backbone facilities needed for a project phase are constructed prior to or concurrent with initial development within that phase.*
- d. Place the ultimate responsibility for ensuring that all necessary infrastructure improvements (including systemwide improvements) needed to support project development are available at the time that they are needed with the sponsor of that development.*
- e. Require that existing public services and facilities deficiencies affecting an undeveloped area be corrected prior to or concurrent with the extension of facilities to serve the area.*
- f. Review development projects for their impacts on public services and facilities including, but not necessarily limited to, roadways, water, sewer, fire, police, parks, school facilities, and libraries. If a development project will cause the level of public service or facility provision to fall below the standards maintained by the Arroyo Grande and/or the standards of applicable service agencies, require that appropriate on-and off-site improvements be provided either through conditions of approval, development fees, or establishment of assessment districts. If such improvements cannot be provided, decline approval of the project.*
- g. Work with the County of San Luis Obispo and City of Pismo Beach and Grover City to identify a future landfill site, and to ensure adequate landfill capacity to support planned growth within the two cities and their spheres of influence.*
- h. Encourage all public service agencies within its jurisdiction to also keep current information regarding their service capabilities.*

- i. *Conduct an annual review of user charges, development fees, and public facilities impact mitigation fees in accordance with AB 1600 to ensure that the charges are consistent with the costs of improvement and maintenance. Utilize the service and mitigation standards contained in the Arroyo Grande General Plan as the basis for determining improvement and maintenance costs.*
- j. *Encourage recycling projects, not only by the efforts of the City but also by the efforts of individuals, non-profit organizations, or corporations and local businesses, as well as programs sponsored through the school district.*

## REGIONAL COOPERATION AND COORDINATION

The City of Arroyo Grande is not isolated from its neighbors, but is part of a larger region. The impacts of actions taken by the City and of actions taken by surrounding jurisdictions do not end at City boundaries. The purpose of this section is to recognize the interrelationships between actions taken by the various governmental agencies within south San Luis Obispo County, and to provide a framework for interagency cooperation and coordination of planning programs.

### Objective 9.0

Promote the coordination of land use planning programs between affected local, regional, state, and federal agencies.

### Policy Statements and Implementation Actions:

- 9.1 Include evaluation of the potential impacts of proposed developments on neighboring jurisdictions as part of the development review process.

#### *Implementation Actions:*

- a. *Notify neighboring jurisdictions when considering changes to the City's existing land use pattern.*
- b. *Cooperate with neighboring jurisdictions through review and comment on proposed changes to existing land use patterns which might affect the City of Arroyo Grande.*
- c. *Evaluate the impact of regional land use patterns when considering major changes to the Arroyo Grande General Plan.*
- d. *Evaluate the planning programs of neighboring jurisdictions when considering changes to the Arroyo Grande General Plan.*
- e. *Cooperate with adjacent jurisdictions through review and comment on proposed changes to their land use plans which might affect Arroyo Grande.*

- 9.2 Support the preparation of a reasonable regional land use plan.

#### *Implementation Actions:*

- a. *Work with San Luis Obispo County and the cities within the County to establish a basis and program for preparing a regional land use plan as a means of coordinating countywide planning efforts.*

## CITY BOUNDARY EXPANSION

City boundaries, although fixed by law, can be changed as areas adjacent to the area are annexed. However, given the existing resource limitations facing Arroyo Grande and the fragility of its rural, small town character, annexation could lead to significant negative impacts, and is a very serious issue with far-reaching implications.

### Objective 10.0

Provide for changes in City boundaries which are logical in terms of existing resource availability, City service capabilities, economic development needs, social and economic interdependencies, citizen desires, and City costs and revenues, and are consistent with the General Plan.

### Policy Statements and Implementation Actions:

- 10.1 Permit the annexation of unincorporated areas within the General Plan study area when consistent with the General Plan in limited circumstances.

#### *Implementation Actions:*

- a. *Require all of the following findings to be made prior to permitting annexations:*
  - ♦ *The proposed annexation will not impact the amount of water resources available elsewhere within the City;*
  - ♦ *Clear compatibility exists with the community's basic identity as a rural, small town community; the goals and desires of the people and the City of Arroyo Grande as a whole; and with the community's existing available resources;*
  - ♦ *The proposed annexation is consistent with goals and objectives of the General Plan, particularly in regard to protection of agricultural and open space lands;*
  - ♦ *Significant benefits will be derived by the City upon annexation;*
  - ♦ *There exists a significant social and economic interdependence and interaction between the City and the area proposed for annexation;*
  - ♦ *Adequate infrastructure and services have been or can be economically provided in accordance with current City standards; and*
  - ♦ *The proposed annexation will generate sufficient revenues to adequately pay for the provision of City services.*
- b. *Determine the feasibility and desirability of undertaking a "Sphere Of Influence Study", either in conjunction or instead of the "Fringe Study" proposed elsewhere in the General Plan.*





# GENERAL PLAN LAND USE

## RESIDENTIAL

- |  |                                     |     |
|--|-------------------------------------|-----|
|  | ESTATE                              | RE  |
|  | HILLSIDE                            | RH  |
|  | RURAL                               | RR  |
|  | SUBURBAN                            | RS  |
|  | SINGLE FAMILY                       | SF  |
|  | CONDOMINIUM / TOWNHOUSE             | MF  |
|  | APARTMENTS                          | MFA |
|  | MOBILE HOME PARK                    | MHP |
|  | SENIOR HOUSING                      | SR  |
|  | PLANNED DEVELOPMENT / SPECIFIC PLAN |     |

## COMMERCIAL

- |  |                         |    |
|--|-------------------------|----|
|  | GENERAL                 | GC |
|  | VILLAGE (BOUNDARY.....) | VC |
|  | OFFICE PROFESSIONAL     | O  |

## INDUSTRIAL

- |  |                                     |   |
|--|-------------------------------------|---|
|  | LIGHT MANUFACTURING / BUSINESS PARK | I |
|--|-------------------------------------|---|

## AGRICULTURE

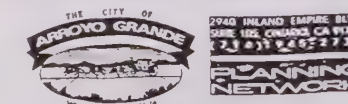
- |  |          |    |
|--|----------|----|
|  | GENERAL  | AG |
|  | PRESERVE | A  |

## PUBLIC AND QUASI-PUBLIC FACILITIES

- |  |  |    |
|--|--|----|
|  |  | PF |
|--|--|----|

\*SEE RELATED POLICY IN  
LAND USE ELEMENT TEXT

Adopted By City Council May 22, 1990







## HOUSING ELEMENT

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# HOUSING ELEMENT

## INTRODUCTION

### Purpose

The Housing Element of the General Plan for the City of Arroyo Grande was prepared in response to the state housing goal, as expressed in Article 10.6, Section 65580(a) of the California Government Code:

*"The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order."*

The Legislature further recognizes that "each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal and regional housing needs" {Section 65581(c)}. The City of Arroyo Grande has therefore sought, in developing this Housing Element update, to determine the housing needs of its residents, both current and future, and to be mindful of its role in meeting the region's housing needs; to realistically examine the constraints, in both the public arena and the private market, of meeting such needs; to define a policy framework that gives the City direction towards the attainment of its housing goals and objectives; and to create a housing program, which can be undertaken over a three-year period, to implement the City's housing policies.

The State Department of Housing and Community Development has indicated that an updated element should include the following:

1. Updated housing needs analysis, including a regional share allocation plan.
2. Updated site inventory.
3. Revised objectives and programs to reflect the new needs analysis and evaluation of previous objectives and programs.

This update covers the **three-year period between July 1989 and July 1992**, in order to put the City on track with the five-year review cycles set out in Section 65588 of the Government Code. In addition, fair share housing allocation projections are only available until 1992. Preparing an update in 1992 will allow the use of 1990 Census data and revised fair share housing allocation projections.

### Background and Organization of Element

Population and household characteristics information can be found in Sections IV.A. and IV.B. of the Existing Setting report and are not repeated within this element. Data from the 1980 Federal Census and U. S. Department of Housing and Urban Development (HUD) has been relied upon as the primary information for income. The State Department of Finance has provided population and dwelling unit estimates. The City prepared a parcel-by-parcel land use inventory in the fall of 1987, which was updated in the spring of 1989. This computerized land use database provided information on the number and type of dwelling units, location of vacant land, and condition of the housing stock. Other sources of data include the San Luis Obispo Area Coordinating Council Demographic/Socioeconomic Report (1988 update), 1987 California Energy Commission Reports, and the Pismo Coast Board of Realtors.

## **Public Participation**

The City Planning Department began publishing a General Plan newsletter when it began the update of its Land Use, Open Space, Conservation, and Housing Elements. This newsletter has kept interested individuals and agencies informed of the progress of the update program. A workshop was held with members of the Planning Commission, Parking and Traffic Safety Commission, Parks and Recreation Commission, Downtown Parking and Business Improvement Area Board, and Senior Advisory Commission. In addition, two town meetings (community workshops) were held expressly to solicit input from the public. Additional public input was provided at public hearings held before the Planning Commission and City Council.

## **Relationship of the Housing Element to Other General Plan Elements**

The Housing Element is one component of the City's General Plan and must therefore be consistent with other components of the plan. This Housing Element update was prepared concurrently with the Land Use Element Update in order to maintain consistency. The City will be consolidating its general plan over the next two to three years into one document. It has begun this process by the consolidation of the Land Use, Open Space, Conservation and Housing Elements.

Policies and/or actions established by this Housing Element update that are not consistent with existing General Plan policies shall reference the fact that a General Plan amendment is necessary.

## **Environmental Review Requirement**

The update of the Arroyo Grande Housing Element represents a discretionary action for the City. Because the City must take a discretionary action to approve or deny the General Plan update, state law, specifically the California Environmental Quality Act (CEQA), requires that the action be reviewed to determine any impacts that would result if the General Plan update is approved and implemented.

An Environmental Impact Report (EIR) has been prepared to address impacts associated with revisions to the Land Use, Open Space, Conservation, and Housing Elements. This Housing Element will serve as portions of the EIR, pursuant to Section 15166 of the State CEQA Guidelines.

## EVALUATION OF EXISTING HOUSING ELEMENT

### Progress in Implementation

The 1984 Housing Element projected that approximately 5,773 housing units would be needed in Arroyo Grande by July 1, 1989, to accommodate projected household growth, or an additional 587 units. According to the City's land use inventory, there were 5,925 housing units existing or nearly complete as of September 1989. Because Building Department records were not kept in chronological order, accurate information of the type of housing units constructed in the past five years is not available. Based on Department of Finance estimates, 522 single-family units, 40 multiple-family units (2-4 unit structures), 8 multiple-family units (5+ unit structures), and no mobile homes were constructed between January 1, 1984, and December 31, 1988. Arroyo Grande issued 296 building permits during 1988 and 125 building permits in the first six months of 1989 for new single-family residences. No apartment units have been converted to condominiums in the past five years. It appears the City has met, or nearly met, the projected need for total housing units set forth in the 1984 Housing Element.

Of the 587 new housing units needed by July 1989 (projected in the previous Housing Element), 340 were to be constructed for low or moderate income households (135 owner-occupied, 205 rental units). Approximate 194 condominium or planned unit development dwelling units were constructed since 1984 and, if purchased prior to 1988, may have been affordable to moderate income families (as defined on Page 4). Since 1988 housing costs have significantly increased (see Section IV.B. of the Existing Setting Report). While only 40 multiple-family units were constructed in the past five years, an undetermined number of second units were constructed as rental housing. In addition, the City adopted a mobilehome rent stabilization ordinance in 1986 in order to preserve existing affordable housing opportunities.

### Effectiveness of the Element

In the past five years, housing prices in San Luis Obispo County have dramatically increased, making it increasingly difficult for the City to meet affordable housing needs. Some of the previous Housing Element's programs were not carried through, in part because the demand for the programs were not demonstrated until the last two years; however, the community is moving in the direction of requiring additional low income and senior housing, and this issue is addressed in this update.

### Appropriateness of Goals, Objectives and Policies

It appears the previous Housing Element lacked policies and programs that could be easily and effectively implemented. This element attempts to provide each policy with a realistic program that clearly indicates the responsible agency, timeframe, and funding sources for implementation. Incentives for the production of affordable housing have been included in this element's objectives. The previous element did not provide enough direction for providing affordable housing, and once housing and land costs began to rise in 1988, the City was unprepared to address the issue.



## HOUSING NEEDS

### Level of Payment Compared to Ability to Pay

Providing adequate housing for a variety of income groups has become increasingly difficult. Housing costs escalated significantly (27% from February 1988 to February 1989) during the past year because of high demand, resulting in families of low and moderate income being priced out of ownership housing and left to compete in the rental market. Moderate income households continue to rent, resulting in an increased demand for rental units, and their ability to pay ultimately results in an increase in rent. Skilled workers and upwardly mobile young families, who are barred from home-ownership opportunities in Arroyo Grande, may leave for other communities, within and outside of California, where costs are more reasonable.

This section looks at housing affordability by examining the ability of households of different income ranges to afford the housing being built in Arroyo Grande. "Affordable housing" is defined as housing capable of being purchased or rented by a household with very low, low, or moderate income, based on the household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30% of its gross monthly income (GMI) for housing, including taxes and insurance (and utilities, in rental housing). Income categories are defined by the state as follows:

**Very low income:** Households earning less than 50% of the median\* income.

**Low income:** Households earning between 50 and 80% of the median\* income.

**Moderate income:** Households earning between 80 and 120% of the median\* income.

**Above moderate income:** Households earning over 120% of median\* income.

\* *Median income means that 50% of the residents make more, and 50% make less, than that figure. It is estimated by HUD, for a four-person family living in San Luis Obispo County in 1990, to be \$34,200.*

The U.S. Department of Housing and Urban Development (HUD) provides revised limits for income groups periodically that are published by HCD for use in California. These limits may not correspond exactly with the above percentages since HUD may modify the numbers due to the high cost of housing in a region. The Planning Department will keep on file any revised HUD income limits and revise Table 1 accordingly.

While household incomes have been rising gradually since 1980 (see Section IV.B. of the Existing Setting report), they have not kept pace with the rapidly escalating costs of housing. Table 1 indicates affordable rents/monthly payments for different income levels. When compared to the average monthly rents outlined in Section IV.B.1.h. of the Existing Setting report, it is apparent that there may not be enough apartments of any size in Arroyo Grande, renting for less than \$446.25, that would be affordable to very low income families. Table 2 shows the household income required to afford the monthly costs of a mortgage on a newly purchased home. A median income family cannot afford the median priced unit in Arroyo Grande, unless they are existing homeowners (see Section IV.B.1.h. of the Existing Setting report for discussion of price of housing). An existing owner usually has equity that can be used in making the new purchase.

**TABLE 1**  
**MONTHLY AFFORDABLE HOUSING PAYMENT**

Income Group	Annual Income*	Monthly Payment**
Very low	<\$18,450	\$461.25
Low	\$18,451-27,350	\$461.26-683.75
Moderate	\$27,351-41,050	\$683.75-1026.25
Above Moderate	>\$41,051	\$1026.26

\* Annual income figures for income groups provided by HUD (February 1990) for a family of four.

\*\* Assumes 30% of annual income spent on housing payment. Does not include property taxes or insurance.

Source: Arroyo Grande Planning Department, HCD, HUD.

**TABLE 2**  
**MONTHLY HOUSE PAYMENTS - 1989**

PURCHASE PRICE	LOAN AMOUNT	*MONTHLY 10%	MORTGAGE 11%	PAYMENT* 12%	*ANNUAL 10%	INCOME 11%	REQ'D* 12%
\$ 70,000	\$ 56,000	\$ 492	\$ 534	\$ 577	\$19,680	\$21,360	\$23,080
75,000	60,000	527	573	618	21,080	22,920	24,720
80,000	64,000	563	611	660	22,520	24,440	26,400
85,000	68,000	598	649	701	23,920	25,960	28,040
90,000	72,000	633	687	742	25,320	27,480	29,680
95,000	76,000	668	725	783	26,720	29,000	31,320
100,000	80,000	703	763	825	28,120	30,520	33,000
105,000	84,000	738	802	866	29,520	32,080	34,640
110,000	88,000	774	840	907	30,960	33,600	36,280
115,000	92,000	809	878	948	32,360	35,120	37,920
120,000	96,000	844	916	989	33,760	36,640	39,560
125,000	100,000	879	954	1031	35,160	38,160	41,240
130,000	104,000	914	992	1072	36,560	39,680	42,880
135,000	108,000	949	1031	1113	37,960	41,240	44,520
140,000	112,000	985	1069	1154	39,400	42,760	46,160
145,000	116,000	1020	1107	1196	40,800	44,280	47,840
150,000	120,000	1055	1145	1237	42,200	45,800	49,480
155,000	124,000	1090	1183	1278	43,600	47,320	51,120
160,000	128,000	1125	1221	1319	45,000	48,840	52,760
165,000	132,000	1160	1260	1361	46,400	50,400	54,440
170,000	136,000	1196	1298	1402	47,840	51,920	56,080
175,000	140,000	1231	1336	1443	49,240	53,440	57,720
180,000	144,000	1266	1374	1484	50,640	54,960	59,360
185,000	148,000	1301	1412	1526	52,040	56,480	61,040
190,000	152,000	1336	1450	1567	53,440	58,000	62,680
195,000	156,000	1371	1489	1608	54,840	59,560	64,320
200,000	160,000	1407	1527	1649	56,280	61,080	65,960

Monthly payment is based on 20% down payment and either a 10%, 11% or 12% interest rate on a 30-year amortized loan. These figures do not include utilities, property insurance and repairs, or property taxes. Yearly income is based on 30% income spent for housing payment.

Source: Arroyo Grande Planning Department.

As a response to an increasing demand for tourism from outside the region, in addition to an inherent need for educational and health services by school-age children and retired persons within the community, employment opportunities in retail trade and the service industries are expected to grow in the future. Retail trade and service workers typically receive lower wages in comparison to professional/technical employees. As a result, those employed in the low-paying service/retail industries, along with the significant number of retired persons in the City, are unable to compete in the housing market because they live on limited or fixed incomes.

## Regional Needs

The assessment of need in the Housing Element must consider the City's role in meeting regional housing demand, especially demand for housing affordable by low and moderate income households (Government Code Section 65584). The Department of Housing and Community Development has prepared the "Fair Share Housing Allocation Plan," which projects the number of households for each income level from July 1, 1989, through July 1, 1992. This information is presented in Table 3.

Affordable housing is not an issue isolated to Arroyo Grande. The adjacent cities of Pismo Beach and Grover City are also faced with escalating home prices. Discussion at a regional level by the South County communities could result in better planning of affordable housing projects.

TABLE 3  
FAIR SHARE HOUSING NEEDS  
(in dwelling units)

	1989-1990	1990-1991	1991-1992	TOTAL
Very Low	26	26	27	79
Other Low	16	16	15	47
Moderate	20	22	21	63
Above Moderate	41	42	42	125
<b>TOTAL</b>	<b>103</b>	<b>106</b>	<b>105</b>	<b>314</b>

Source: HCD, San Luis Obispo County Area Coordinating Council.



## Special Needs

Some population subgroups, such as the elderly and handicapped, large families, farmworkers, and female-headed households, have special housing needs that may not be addressed by the conventional housing market. As mandated by state guidelines, these are discussed below, along with emergency shelter needs.

**Elderly and Handicapped:** In 1980 17.6% of Arroyo Grande's population was 65 years of age or older. The county has estimated, based on 1978 information from the State Department of Rehabilitation, that 15% of the total county population are physically or mentally disabled (handicapped). The actual number of handicapped persons within the City of Arroyo Grande is unknown.

Not all elderly and handicapped persons are poor, though many have low and/or fixed incomes, which may make it difficult for them to compete in the housing market. It is assumed that the high percentage of retired persons in the population accounts for the majority of the community's very low income households. Development of different types of senior housing, such as congregate care, ownership, and rental units, will need to be investigated.

Housing suitable for elderly and handicapped persons often requires special facilities and, therefore, may be more expensive to build. It should be noted that special fixtures (such as light switches, faucets, rest room facilities, bathtubs, etc.) can generally be retrofitted into existing structures or installed during construction. Physical inaccessibility forces persons with special needs to compete for housing in a very limited sector of the market.

**Large Families:** Approximately 400 housing units, or 9% of the total units in Arroyo Grande, were occupied in 1980 by households of five or more persons. Given the trend toward smaller households and the low percentage of overcrowded units, the problem of overcrowding typically associated with large families is not significant.

**Farmworkers:** The 1980 Census recorded 119 Arroyo Grande residents in agricultural-related employment, or 21.6% of the employed persons 16 years of age or older. The number of migrant workers is unknown. While some farm owners within the City have limited farm worker housing available, most farmworkers live in unincorporated parts of the county and are not a significant problem in Arroyo Grande.

**Female-headed Households:** According to the 1980 Census, approximately 21.8% of Arroyo Grande's households are headed by women (935 households). Only 25.5% of those households headed by women have children under the age of 18 present (236 households). This is likely due to the significant number of senior citizens in Arroyo Grande.

The 1980 Census identified the economic status of female-headed households by the number of female-headed households above and below the federally-designated poverty line. There were 64 female-headed families with children considered below the poverty level at that time.

As indicated above, special housing needs of female-headed households are generally related to affordability; thus, a sufficient stock of affordable housing can be expected to meet the special needs of female-headed households.

**Homeless/Emergency Shelter:** An exact count of the homeless population in the City is not available; however, the Police Department estimates the population to be approximately one-to-three persons. Human services are not a mandated City function, and various social service programs are currently run by the county. The City can, however, support the various non-profit organizations that specialize in, and are equipped to provide for, the homeless and emergency shelter needs within the City.



The San Luis Obispo County Equal Opportunity Commission and the Salvation Army currently provide emergency shelter for an estimated 35 homeless persons each day; however, transportation to these shelters is limited. In the Arroyo Grande area, the South County Human Relations Council provides persons who are temporarily without shelter with vouchers for overnight accommodations. Additionally, general relief assistance for the homeless is available through the County Department of Social Services, in the form of subsidized rents. Hot Line and Grass Roots are two community agencies established to direct inquiries regarding homelessness to the organizations previously mentioned.

## LAND INVENTORY

### Existing Conditions

An analysis of land suitable for housing development is necessary to determine the availability of land to accommodate a range of housing for all income groups, to aid in making decisions on specific plans or proposals and to provide for the incorporation of these sites into the General Plan update. Table 4 shows the distribution of land uses in Arroyo Grande, based on the City's existing land use inventory. Of the approximately 672 acres of vacant land in the City, nearly 78.7% (529 acres) is currently zoned to allow residential uses. Table 5 lists a breakdown of residential vacant land by existing (1989) zoning and illustrates that 875 to 890 residential units are possible. Figure 1 shows the location of vacant residential parcels within the City. Table 5 further indicates that very little vacant land at multiple family densities (11 or 14 du/ac) remains in the City, therefore, meeting regional lower-income household needs may be difficult.

TABLE 4  
SUMMARY OF EXISTING LAND USES - 1989

LAND USE	TOTAL ACREAGE	PERCENT
Vacant	671.87	21.2
Open Space (public/private)	193.63	6.1
Agriculture	428.71	13.5
Contractors/Manufacturing	7.22	0.2
Transportation/Public Utilities	15.61	0.5
Commercial	230.52	7.3
Public/Quasi-public	201.92	6.3
Mixed Resid./Commer./Agriculture	151.27	4.8
Single-Family Detached Residences	1106.80	34.9
Single-Family Attached Residences	36.83	1.2
Multiple-Family Residences	52.57	1.7
Mobile Home Parks	73.52	2.3
Residential Care Facility	1.72	0.1
<b>TOTAL (does not include streets)</b>	<b>3172.19</b>	<b>100.0</b>

Source: City of Arroyo Grande Land Use Inventory - Current as of August 1989

**TABLE 5**  
**INVENTORY OF RESIDENTIAL LAND AVAILABLE (AUGUST 1989)**

Zone	Maximum du/acre	Vacant Acres	Dwelling Unit Potential
A	0.1 - 0.2 <sup>1</sup>	25.46	2 - 17 <sup>2</sup>
PD	Variable <sup>3</sup>	377.46	531 <sup>4</sup>
R1	4.5	36.59	164
R1D	4.5	0.49	2
R2	11.0	2.64	29
R3	14.0	0.58	8
R3D	14.0	0.21	2
RAB1	4.0	3.27	13
RAB2	2.0	6.89	13
RAB2D	2.0	0.82	1
RAB3	1.0	66.09	66
RS	0.4	8.42	3
<b>TOTAL</b>		<b>528.92</b>	<b>834 - 849</b>

<sup>1</sup> Range is given, since prime farmland has a density of 0.1 du/ac.

<sup>2</sup> Actual du potential is probably closer to low end because of amount of prime farmland in City.

<sup>3</sup> PD ordinances set maximum number of du's.

<sup>4</sup> Number of vacant residential lots remaining under PD ordinances 140, 186, 214 and 355 C.S.

Source: Arroyo Grande Planning Department.

## Proposed Land Use Element Update

Zoning in the City will likely change once the General Plan Update program is completed. The preferred land use plan proposed in the update may not significantly alter the amount of residential vacant land but probably will redistribute density and could affect the total number of units available to be built on vacant land. Table 6 presents information contained in the Environmental Impact Report prepared for the General Plan Update of the Land Use, Housing, Open Space and Conservation Elements. The number of units and acreage presented in Table 6 may be modified during the Planning Commission and City Council public hearings. Densities were reduced throughout the City, but particularly in those areas zoned R-3, for two reasons:

1) Given previous development approvals, it appears the City faces potential water resource limitations unless additional water sources are identified and agreeable to the community. In addition, the existing land use element projects a population build-out in excess of the existing water supplies; and 2) Existing areas zoned R-3 are primarily developed with single family homes. These older homes are generally more affordable than new homes being built in the City. R-3 projects proposed in the past involve tearing down the older single family home (some of which may be rental units) and replacing it with a PUD project consisting of small attached or detached homes which are typically more expensive than the existing house. This type of project is inconsistent with the surrounding land use and neighborhood, and does not promote conservation of the existing affordable housing stock. Additionally, the EIR states as follows: "Land use classifications of properties that were changed to a 'lower' (less dense) category were done so as to protect public health and/or safety based on existing or potential infrastructure or resource limitations.

In order to meet the needs of very low- and low-income households, a new land use category is proposed for senior citizens (Senior Housing-SR). This category would allow a maximum density under the "low density alternative" of 25 du/ac for projects which provide 25% of their units for low or moderate income residents. While no vacant land is designated Senior Housing, property could be redeveloped for such uses (such as the current City Hall site). Additional methods of meeting housing needs, besides the development of vacant land, include rezoning agricultural, commercial or industrial property for residential use and the rehabilitation or replacement of housing stock in run-down condition.

**TABLE 6**  
**LAND USE ELEMENT UPDATE - PROPOSED RESIDENTIAL CATEGORIES**

LAND USE CATEGORY	PROPOSED PROJECT			LOWER DENSITY ALTERN.	
	ACRES	DENSITY	UNITS	DENSITY	UNITS
Estate	271	0.4	108	0.4	108
Hillside	17	1.0	17	1.0	17
Suburban	233	3.0	699	2.5	580
Single Family	604	6.0	3,624	5.0	3,020
Condo/Twnhse	56	11.0	616	9.0	504
Apartments	37	14.0	518	11.0	296
Mobile Homes	78	6.5	507	6.5	507
Senior Housing	6	30.0	180	2.5	150
Planned Development <sup>1</sup>	878	(1.4)	1,233	(1.4)	1,233
Agriculture	708	0.1	71	0.1	71
<b>TOTAL</b>	<b>2,885</b>	<b>2.63</b>	<b>7,573</b>	<b>2.28</b>	<b>6,597</b>
<b>POPULATION<sup>2</sup></b>					<b>16,900</b>

<sup>1</sup> As presently approved by City Council

<sup>2</sup> Calculated by multiplying senior units by 1.3 persons per unit, other units times 2.6 persons per unit.

Source: Planning Network. Final approval of Land Use Element may result in changes to this table.

## Condition of Housing Stock

The existing land use inventory identified the condition of housing units as either good, fair (building has problems with roofing, doors or windows are skewed, poor foundation, etc.), or poor (structure looks unfit or dangerous for use). Almost 30 homes border on "fair" in Arroyo Grande. With the high land value in this area, it is more cost efficient in some cases to demolish and rebuild these homes than to repair them. The Building Department estimates that eight to ten homes have been demolished in the past three years; therefore, over the next three years, it is more likely that more homes will be replaced (8 -10 units) in established neighborhoods rather than rehabilitated (3 - 5 units)./ In order to preserve the character of existing neighborhoods, it may be necessary to develop standards for replaced residences and review such structures for architectural compatibility.





# VACANT RESIDENTIAL LAND

FIGURE 1

## LEGEND



VACANT LAND\*

\*BASED ON AUGUST 1989 RESIDENTIAL  
ZONING

\*SOURCE: CITY OF ARROYO GRANDE  
LAND USE INVENTORY -  
UPDATED AUGUST 1989

CITY OF ARROYO GRANDE GENERAL PLAN  
Adopted May 22, 1980





# CONSTRAINTS TO THE PRODUCTION OF HOUSING

## Governmental Constraints

**Land Use Controls:** The update of the Arroyo Grande Land Use Element will result in a lower number of housing units at buildout than the existing (1975) element. The community has identified the preservation of agricultural land, traffic congestion, air quality, and water availability as key issues during the General Plan update process, therefore these concerns must be balanced with affordable housing needs. The Environmental Impact Report prepared for the 1990 update of the Land Use, Housing, Open Space and Conservation Elements requires the preparation of a Resource Management Plan in order to allocate available water resources until new supplies are brought on-line. The impact that this plan will have on housing is unknown at this time, therefore, the Housing Element may have to be updated following adoption of the Resource Management Plan. In addition, the plan will include procedures for handling low and moderate income housing projects if restrictions are placed on the number of building permits issued each year. Arroyo Grande's existing Land Use Element allows for density as high as 14 units per acre for apartments; however, the General Plan update is proposing densities as high as 25 units per acre for senior citizen housing. While the lower densities may be viewed as a constraint to housing, density bonuses would be allowed for projects with very low-, low-, and moderate-income housing.

**Building Codes and Enforcement:** Enforcement of building regulations do not place serious constraints on residential development in Arroyo Grande. New construction is required to meet Uniform Building Code regulations. However, there is no ongoing systematic enforcement of building codes upon existing dwelling units, unless a complaint is made or a permit is sought for additional construction, which could require the applicant to bring the building (or part of it) up to current codes.

**Infrastructure:** The existing public facilities and utilities, including water and sanitary sewer, have the capacity to accommodate residential growth in appropriate areas through 1991 to 1993, at the present growth rate of 2-3%. Drainage facilities will be expanded as development occurs. Where increases in residential densities threaten to impact circulation patterns, improvements and/or traffic mitigation fees are required as part of the permit approval and CEQA process. It is the intent of the City to require future development to pay its fair share of needed improvements.

**Permit Approval Process:** Development review can also affect housing costs. Because of interest rates and inflation, the longer it takes for a development proposal to be approved, the higher the development costs. Development application processing has basic time requirements, as a result of the City's obligation to adequately evaluate projects, as well as the requirements of state law. These include consistency with the General Plan and Zoning Ordinance, requirements of the Subdivision Map Act, and compliance with the California Environmental Quality Act (CEQA). In addition, the City requires a Viewshed Review Permit for second-story additions and new residential construction in certain areas of the City. While the Viewshed Review Permit process does not prohibit new construction, it does have the potential to increase the costs of development. The City could allow a waiver of the Viewshed Review Permit fee for low-income households. The minimal charge of \$50 (or \$100 if a Planning Commission hearing is necessary) should not be a constraint for moderate and above moderate income households. Processing times for development review vary, based on the size of the project and the extent of environmental review required, and can range from 30 days to a year (if an EIR is required). A stream-lined permit process for lower, low, and moderate income housing projects could be developed to reduce costs to the developer.



**Fees and Other Exactions:** The City assesses a number of fees that affect development and cost of housing in Arroyo Grande. Table 7 indicates in general the cost of a building permit. Water, sewer, and permit fees are similar to those charges in other San Luis Obispo County cities. A park dedication (Quimby Act) fee is charged to acquire park acreage consistent with the growth of the population. The City collected school impact fees until 1987 on behalf of the Lucia Mar Unified School District; however, a state law that went into effect on January 1, 1987, allows each school district to levy its own impact fee, without City involvement.

**TABLE 7  
SCHEDULE OF BUILDING PERMIT FEES - 1989**

Valuation:	Based upon \$58.90 per square foot of living area, plus \$17.30 per square foot of garage, depending on type of construction
Permit Fee:	Graduated percent of valuation
Plan Check:	0.65% of permit fee
Building Tax:	\$400.00 or \$0.30 per square foot addition
Drainage:	Cost per acre depending on zoning
Sewer Hookup:	\$2,000 minimum
Sewer Inspection:	\$7.00
S.M.I.P.:	0.00007 times valuation
Water Meter:	\$1320.00 minimum
Plumbing:	Based on number of fixtures
Electrical:	\$0.035 per square foot, plus cost of permit (\$30.00)
Mechanical:	\$45.00 minimum
Traffic Signal:	\$125.00

Source: Arroyo Grande Building Dept. Table to be revised as necessary and kept on file in the Planning Department.

## **Nongovernmental Constraints**

**Land Costs:** The cost of land has become a significant component of overall housing costs. The accelerated rise in land costs in the Southern California urban markets is an important reason development began to accelerate on the Central Coast. Relatively inexpensive land costs make housing more affordable. However, as the demand for housing increases, so does the cost of land the market is willing to bear.

**Market Influences:** A major constraint to the provision of affordable housing in Arroyo Grande is the current status of the housing market. Increases in the cost of consumer credit, without which most would-be home owners cannot purchase housing, has seriously diminished the buying power of low and moderate income households (see Table 2). For example, a \$132,000 mortgage (1988 median house value, less a 20% down payment), at 10-3/4% interest, would have a monthly payment of \$1,235; at 12% the monthly payment goes up to \$1,361.

Locally, the housing market is also affected by employment patterns and by the increase in competition for housing from newcomers to the area, many of whom have substantial amounts of cash from previous home sales in metropolitan areas with even higher prices, or a monthly income disproportionately higher than that of the rest of the population.

The problems of affordable housing for low and moderate income households are complicated by a lack of both new apartment construction and housing stock filtering. In the past, as housing became less desirable through aging, deterioration, or neighborhood change, it was passed from the more affluent to the less affluent, providing each socioeconomic level with better housing than it previously occupied (trickle down theory). This process has declined with housing production rates and with the increase in housing costs, as home owners more frequently invest in rehabilitation rather than new purchases. Older houses, moreover, are no longer inexpensive and are often bought and renovated by upper income families. This process, known as gentrification, displaces lower income families, forcing them to compete for a reduced number of affordable housing units.

## Other Issues

**Water Availability:** The City has an existing water resource of 3,492 acre-feet (2,290 acre-feet from Lopez Lake and 1,202 acre-feet from groundwater basin) available to serve a population of approximately 16,400. However, this population is significantly less than the projected buildout of the City's existing Land Use Element. The buildout of the preferred land use alternative would also generate a population greater than that which can be served by existing water supplies. City staff estimated that, as of July 1, 1989, there may only be adequate water available for 425 - 925 additional units. Housing development may be significantly constrained if the City decides to limit the amount of building permits issued each year based on its existing water resources. Housing production will be further constrained if additional water supplies are not sought and brought on line.

**Traffic/Circulation:** As additional housing units are constructed and occupied, the existing circulation system may be impacted. Such impacts are reviewed as part of the City's CEQA process and can result in traffic mitigation fees or improvements being imposed on a project. These additional costs can be considered a constraint to affordable housing production.

## ENERGY CONSERVATION AND HOUSING

Increasing energy costs is one of the factors involved in the rising cost of housing. Data obtained from the California Energy Commission for this region shows that between 1977 and 1987 the average annual household cost for natural gas increased 137% and the annual electric bills increased 104% (see Figure 2).

Some financial assistance is periodically available to low income households for meeting energy costs. For example, the Economic Opportunity Commission can subsidize certain households' utility bills, under its Utility Payment Program, and assist with heat-related repairs, under its Housing and Energy Program for eligible low income and elderly utility customers.

Energy conservation has become an increasingly important concern in California, as well as on the national level. Increasing demands on our limited supply of energy sources has led to an increased reliance on foreign fuels, new power-generation plants, and a myriad of support facilities related to the production and distribution of energy. As a result, energy conservation has become a concern in keeping costs and reliance on foreign energy supplies to a minimum, while, at the same time, conserving the limited amount of nonrenewable energy resources that are available on a world-wide basis.

Opportunities for the City of Arroyo Grande to ensure energy savings are available as a result of the community-wide arrangement of land uses proposed as part of the General Plan and in the design of the individual buildings. In addition, opportunities for energy conservation also exist in the design of individual neighborhoods and development sites. Energy efficient design measures can be categorized according to the "scale" at which they occur; thus energy efficiency measures can be identified at community, neighborhood, site, and building scales.

On a community scale, the City of Arroyo Grande can help reduce energy consumption in a number of ways. By encouraging increases in local employment opportunities and alternative methods of travel, such as bicycles, mass transit, and carpooling, and by providing housing in close proximity to employment, commercial, and recreational opportunities, energy consumed in automobile travel can be reduced.

Site design affects energy consumption in several ways. The effectiveness of passive solar design measures at the building scale is influenced by the orientation of structures. Orientation affects the amount of winter heat gain and the effectiveness of summer shading devices. It can influence natural ventilation and shading throughout the year. Site design also affects indirect uses of energy, including water use for irrigation and the availability of usable outdoor environments.

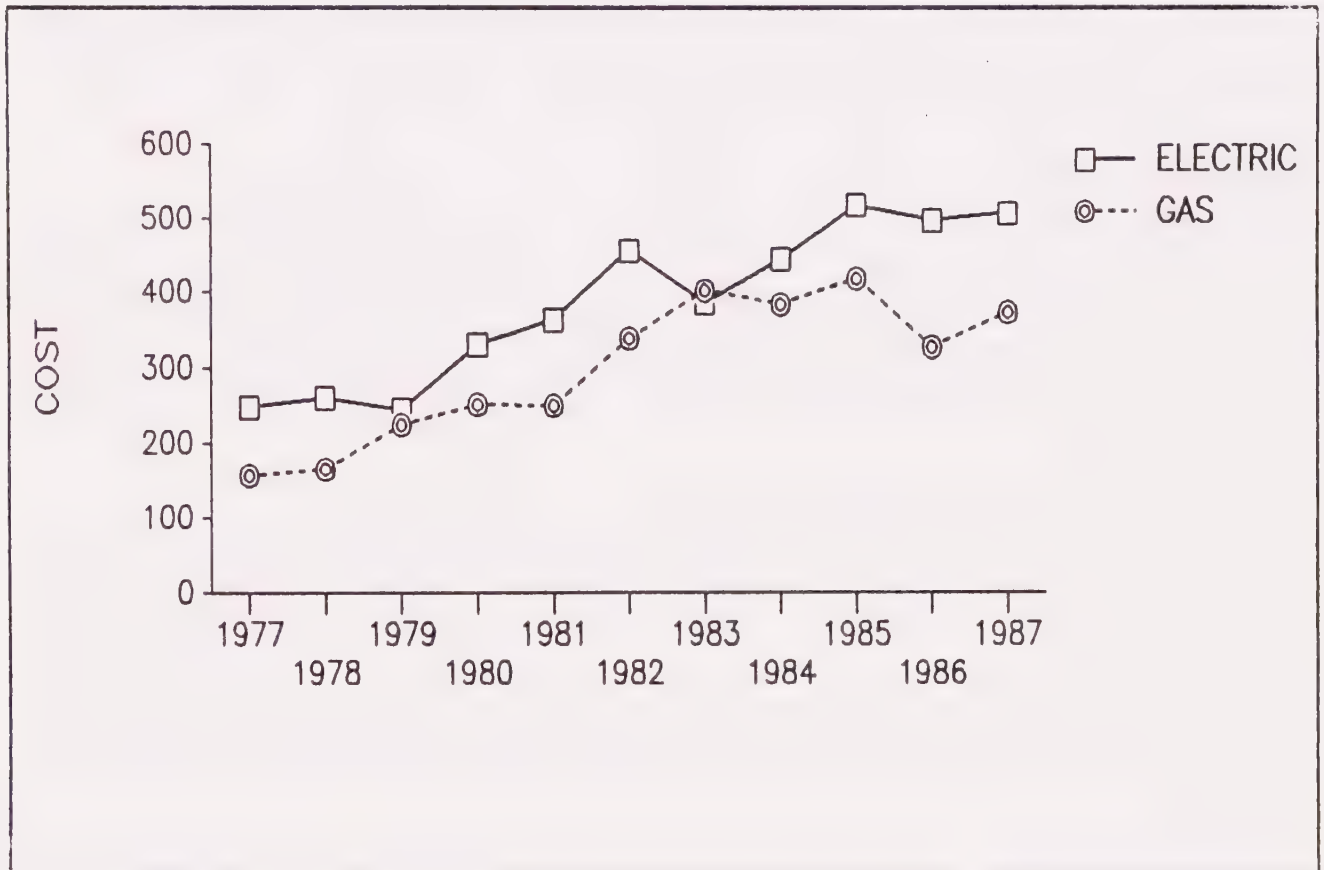
Shared recreational facilities within a development, such as a clubhouse/swimming pool complex, reduces energy consumption by reducing or eliminating the need for individual home owners to install such facilities. They also reduce the need to drive to more centralized facilities, thereby minimizing transportation energy use.

Numerous methods are available to reduce energy consumption at the building scale, and they are well documented. In general, these methods consist of passive measures, such as insulation against unwanted heat gain or loss, maximization of natural lighting and ventilation, as well as active measures, such as provision of solar water heating. Many building scale energy conservation measures have been incorporated into Title 24 of the California Administrative Code and are required of all residential structures.



FIGURE 2  
AREA ANNUAL HOUSEHOLD COST FOR ELECTRICITY AND NATURAL GAS  
1977 - 1987

YEAR	ELECTRICITY	GAS
1977	\$248	\$157
1978	260	165
1979	245	225
1980	330	252
1981	363	250
1982	455	338
1983	385	401
1984	443	383
1985	517	417
1986	496	326
1987	506	372





## **GENERAL IMPLEMENTATION TECHNIQUES**

There are a number of ways the City could begin to meet very low, low, and moderate income housing needs without relying extensively on state or federal funds. The City has the ability to create a favorable climate that would attract construction of affordable housing units. In addition, the City can direct residents to programs available to them by outside agencies. A number of methods are available, including:

### **Rental Assistance**

A limited number of households in Arroyo Grande receive housing cost assistance through a joint powers agreement with the City of San Luis Obispo Housing Authority, which manages both the Section 8 Rental Assistance Program and the "Aftercare" housing assistance program for the handicapped throughout the county. In 1988 approximately 10 percent of the Housing Authority's subsidized units were in Arroyo Grande.

Section 8 provides rental assistance to eligible low-income households, by providing landlords with the difference between approximately 30 percent of the household's income and the maximum allowable rent set by the Department of Housing and Urban Development. In 1988 there were 61 residents at the HUD-financed Park View Manor elderly housing project and 99 individual households in the community receiving Section 8 assistance. There is currently a two-year waiting list for Section 8 certificates in the county.

### **Mixed Use Housing**

The allowance of housing in the Village area could provide affordable housing for two special needs households: elderly persons who need to be close to services and shops and who cannot afford to keep a house or apartment; and new small business owners who would like to combine business and home rent while they are getting a start. In addition, residences in a central business district make use of often wasted space (second floors) and could help make the Village a more welcoming place at night, therefore, attracting business. Revisions to the Zoning Ordinance could be made to allow mixed commercial and residential uses in the Village.

### **Senior Housing/Density Bonus**

The City recognizes that increasing the allowable density for a residential project may allow the units to be affordable to very low, low, and moderate income households, if restrictions can be placed on rents or resales and, therefore, has included a higher density General Plan designation in the Land Use Element update. The Senior Housing category (30 units per acre) has a density that is double the density previously allowed in the City. By including a high density category in the General Plan update, the City is able to analyze the impacts of such a density bonus in the General Plan EIR and locate such areas in appropriate portions of the City. An additional density bonus would not be considered under Section 65915 of the Government Code because of the above reasons.

### **Second Units**

The City adopted standards for second residential dwelling units in 1984, pursuant to the requirements of state law.

## Self-Help Housing

People's Self-Help Housing Corporation (PSHHC) is a nonprofit organization presently operating in San Luis Obispo and northern Santa Barbara counties. This agency has several programs with which the City may wish to get involved, including the following:

- **Single-Family New Construction:** People's Self-Help Housing Corporation provides low-income families with the opportunity of home ownership. Through the contribution of a minimum of 1,200 hours over eight to ten months, participating households are able to reduce a major line item in the cost of a new house: skilled labor. By this use of "sweat equity," families eliminate the requirements for a down payment, while also reducing the required mortgage. PSHHC's program is one of mutual self-help. Under supervision, groups of low and very low income households work together in the construction of each other's houses. The self-help program utilizes state and federal resources to cover costs of technical assistance and for construction and mortgage financing, e.g., Farmers Home Administration (FmHA), California Self-Help Housing (CSHHC), California Housing Finance Agency (CHFA).

- **Rental Housing New Construction:** PSHHC develops affordable new housing for low-income households that, because of age, disability, or other condition, are not candidates for home ownership. Programs utilized for construction and mortgage financing include state and federal resources, such as HUD Section 202/8 (elderly/disabled) and FmHA Section 515 and 514/516. Through these programs, affordability is assured for 30 to 40 years.

- **Housing Rehabilitation:** Through funding sources, such as the Community Development Block Grant program and the FmHA HOusing Preservation Grant program, PSHHC utilizes local contractors to rehabilitate substandard housing occupied by low-income households. Typically financed through a combination of deferred and/or below market interest rate loans, jobs range from minor electrical repair to the replacement of basic structural systems. Through funding from the Area Agency on Aging, PSHHC conducts a Minor Home Repair program to provide repair services to elderly households.

- **Displacement Prevention Program:** Utilizing state and federal resources, such as the Community Development Block Grant program, the state's Special User Housing Rehabilitation program and FmHA, PSHHC is involved in efforts to acquire and rehabilitate existing rental units to maintain affordability to low-income households where units are threatened with conversion into condominiums or nonaffordable use.

- **Community Development:** PSHhC provides community development services to local jurisdictions. These services include the development of Community Development Block Grant applications, Housing Needs Assessments and Housing Conditions Surveys, and community studies involving housing and related needs.

## Priority Processing

"Fast tracking," i. e., giving priority in staff, Commission, and Council review for below market rate units, is a means of reducing their development cost and thereby making them more attractive to builders.

## Below Market Rate Programs

A variety of traditional and innovative financing techniques, as well as land use and housing production techniques, can be used and often combined to lower housing construction and home purchase costs and to make financing available and affordable for private development of lower cost housing. The following list, while not all-inclusive, describes some of these techniques.



- **Mortgage Revenue Bonds:** Pending legislation may extend authorization for localities and nonprofit housing development corporations to issue tax-exempt mortgage revenue bonds for financing of low and moderate income single- and multi-family rental and owner-occupied housing. Investors purchase bonds at lower interest rates (usually 3-4% below market rates), due to the tax-free status of the bonds. These lower rates are then passed on to borrowers.

- **Alternative Mortgage Instruments:** Alternative mortgage instruments can make housing more affordable by tailoring loans to the specific needs of the home buyer or home owner. Most of these mortgages seek to lower the effective rate of interest during the early years of the mortgage so prospective home buyers can qualify for credit more readily. For example, an alternative mortgage plan offered by the California Homeownership Assistance Program (CHAP) is designed to assist low and moderate income home buyers to purchase manufactured homes, condominiums, and cooperative units. The CHAP provides shared appreciation loans to home buyers. For example, a participating lender makes a conventional mortgage loan to a buyer, using the standard lending criteria. The state then makes a second loan for the difference between the purchase price and the total of the down payment and first loan. This amount can be as much as 49% of the purchase price. When the home is sold, the state is repaid for the principal amount of the loan and, in addition, receives a share of the appreciated value of the property.

- **Interest Subsidies:** Private financial assistance to housing production can be leveraged by subsidizing (with CDBG fund, for example) the interest rates of private lenders. Interest subsidies can be used to generate more private money with fewer loan funds by lowering a lender's interest rate with a prepaid subsidy at market price.

- **Landbanking:** Cities are authorized and encouraged to dispose of surplus land at less than fair market value for the development of low cost housing. The purpose is to provide incentive to developers in the construction of affordable housing units for that segment of the community unable to afford market rate housing. Landbanking can shield against spiraling land prices and provide a means for a community to promote decent housing at prices affordable to low and middle income families. Such a program could involve, for example, establishment of a revolving fund to acquire sites suitable for residential development and later sale to profit-making or nonprofit developers, providing financial and density incentives for development of below market rate units. Landbanking gives a community more direct control over the location, cost, and nature of development, as well as an opportunity to observe market trends and to develop or dispose of property at a time appropriate for development.

- **Land Write-downs:** Write-downs, or subsidies for the purchase of land, are normally used to encourage the building of shopping centers and parking lots but, when combined with land-banking or carried out under a Community Development Block Grant (CDBG) Program, they can also offset a significant part of the cost of developing low and moderate income housing. For example, a city or a community housing development corporation could acquire apartments for write-down to facilitate purchases by tenants as a cooperative.

- **Cooperative Housing:** Under a cooperative housing plan, a nonprofit cooperative corporation owns the housing units; and the cooperative members own the corporation, at one share per unit. Members are therefore able to enjoy the tax advantages of private home ownership at a fraction of the usual cost. Various low-cost financing techniques, such as revenue bonds, for example, allow the corporation to keep the cost per share low. Low-cost financing is possible for cooperatives because creditability for repayment is based on the net value of the cooperative corporation instead of the individual. Treatment of equity buildup in cooperatives varies. Prohibiting equity buildup has the advantage of keeping entry costs low enough for low-income persons. Lack of equity, however, may dampen incentive to join. An alternative would be to allow limited equity buildup with the remainder of the equity vesting in the corporation, rather than in the member shares. Only residents would have shares, and the shares could only be sold back to the corporation, which would then resell them at no gain. Planned unit developments can be in the form of cooperative housing or can combine features of cooperative and condominiums, allowing member control of common facilities and individual ownership of units with restrictions on resale prices.

## **Housing Authority**

San Luis Obispo County has not had an active housing authority since 1969. County residents are currently served by the San Luis Obispo City Housing Authority, whose services are specified by a joint powers agreement between the Authority and the County. Benefits received by Arroyo Grande residents under authority-administered programs are limited to "Section 8" and "Aftercare" rental assistance programs.

The scope and function of housing authorities have changed since their creation in 1973; new roles were created by the Housing and Community Development Act of 1974 and recent state legislation. There has been a general shift away from conventional large-scale housing projects, which often had negative influences on their occupants, as well as the communities where they were located. Housing authorities are increasingly becoming involved in construction of small, decentralized developments. They are also expanding their activities beyond ownership and management of subsidized housing to include residential rehabilitation and maintenance programs, housing advisory and referral services, leased housing, and a variety of coordinative and administrative functions. Housing authorities may now, for example, issue bonds for housing development or acquire tax-exempt mortgages from banks.

Under the law, every city or county is allowed to form a public, nonprofit housing authority corporation, governed by a five-member commission that serves a four-year term. The commission can either be a separate board of commissioners appointed by the city council, or the council can itself act in the capacity of a housing commission. In the latter case, state law requires that the council must also appoint an advisory committee.

If the City is committed to increasing the amount of affordable housing in the community, a housing authority may be the best method to coordinate and encourage such development; however, additional staff would be needed, and therefore, forming a housing authority would require financial support from the City. One way for Arroyo Grande to lower the overall cost is to form an area housing authority with the cities of Grover City and Pismo Beach.

Yet another option for cities is to contract with a private nonprofit housing corporation, such as the San Luis Obispo City Housing Authority. In this case, Arroyo Grande would be required to first empower its own housing commission, by one of the means previously described, and then enter into a joint powers agreement with the Housing Authority. This arrangement would also require a cooperative agreement for implementation of housing programs.

## **Redevelopment**

Redevelopment is a partnership of public and private enterprise, where public funds are used to lay the foundation and provide the preconditions that are necessary for private enterprise to be interested in investing their dollars and manpower in a project area. Such areas, however, must have social, economic, physical, and environmental conditions that act as a barrier to new investment by private enterprise. Local public funds are, in essence, used as seed money. These funds can be used for improvement of streets, utilities, landscaping, parking, and also land assembly, in order to encourage and attract private development. The additional dollars created in the project area are used to change adverse social, economic, and physical conditions and improve the lifestyle and environment of community residents.

Since a redevelopment agency must provide for the use of twenty (20) percent of tax increment resulting from the project area for the purpose of increasing and improving the community's supply of housing for persons and families of very low, low, or moderate income, the City may wish to consider this option.



## HOUSING PROGRAM

This Element has outlined the governmental and market constraints to housing development in Arroyo Grande, especially housing affordable to lower income residents. The Element also identifies resource constraints, such as the availability of water, which could limit the ability of the community to satisfy all its housing needs. The Housing Element goals and policies establish the direction the City will take to mitigate these constraints and meet its housing needs. Quantified objectives are provided (where applicable), which specify the maximum number of housing units that can be constructed, rehabilitated, and conserved within a three-year time frame, based on the needs, resources, and constraints identified. The housing programs are designed to enable the City to make a maximum effort to achieve its goals and to provide a share of the regional housing needs of all economic segments.

The City recognizes that it may be unable to meet all of its identified needs within the three-year planning period of this Element. Housing affordable to low- and very low-income households, whose monthly rent or mortgage cannot exceed \$395 and \$560 (paying 30% of their income for housing), is virtually impossible for the private market to build without significant assistance. Housing generally costs much more per unit to build than the low- and very low-income household can afford to pay. In addition, the state recognizes that total housing needs may exceed available resources.

The specific goals for the City's housing programs, as presented in the Housing Element, are:

1. The provision of a decent home and satisfying environment for all Arroyo Grande residents, regardless of age, race, sex, marital status, ethnic background, income, or other arbitrary factors.
2. The provision of adequate housing in the City for those of very low, low, and moderate income and elderly households.
3. The protection of the quality of life existing in the community by the designation of suitable sites and standards for residential development.
4. The preservation and improvement of existing neighborhoods.
5. The reduction of residential energy use within the City, in order to help decrease housing costs and conserve the resource.
6. Vigorous implementation of the Housing Element.

## HOUSING OPPORTUNITY/AFFORDABILITY

It is the policy of the City to:

1. Establish a range of housing types in the City to provide housing for all economic segments of the community that are consistent with good planning practice.

**Program 1.1:** Provide a range of density categories, including a senior housing category, in the updated Land Use Element and zoning ordinance.

**Responsible Agency:** Planning Department

**Source of Funding:** General Fund (for staff time)

**Timeframe:** Ongoing

**Program 1.2:** Issue the maximum number of building permits per year, based on the City's Resource Management Plan. The Resource Management Plan should specify how low income units are to be treated.

**Responsible Agency:** Building Department

**Source of Funding:** General Fund (for staff time)

**Timeframe:** 1990 - 1992

**Objective:** Number of units to be determined in Resource Management Plan (update Housing Element when number is available).

**Program 1.3:** Revise the zoning ordinance to allow the establishment of homeless shelters for overnight lodging in religious or social organization buildings in those areas designated for high density residential, commercial, or public facility uses, subject to approval of a conditional use permit.

**Responsible Agency:** Planning Department

**Source of Funding:** General Fund (for staff time)

**Timeframe:** Within one year of adoption of housing element

2. Ensure adequate sites for mobile/modular homes and monitor the condition of the mobile/modular home stock.

**Program 2.1:** Create a mobile home general plan category and zone. Housing rehabilitation monitoring should include mobile/modular homes (see Program 11.1).

**Responsible Agency:** Planning Department, Building Department

**Source of Funding:** General Fund (for staff time)

**Timeframe:** With one year of revised Land Use Element adoption, have mobile home zoning in place. Building Department to establish monitoring program as an on-going program.

**Objective:** Conserve existing mobile home parks, whenever possible (410 units)

3. Allow second units in single family neighborhoods..

**Program 3.1:** Allow construction of a second unit where a single-family dwelling exists, provided it meets the existing City standards, and proof can be provided to the Planning Department that the additional unit will not overburden the available sewer and/or water capacity and supply.

**Responsible Agency:** Planning Department

**Source of Funding:** General Fund (for staff time)

**Timeframe:** On-going

**Objective:** 12 units per year

**Program 3.2:** Investigate methods of promoting the City's second unit ordinance, promoting resources available to assist in the development of second units, or providing direct assistance in the development of second units by facilitating the permit process or providing financial assistance.

**Responsible Agency:** Planning Department

**Source of Funding:** General Fund (for staff time)

**Timeframe:** On-going

4. Promote handicapped access in new housing developments.

**Program 4.1:** New housing developments shall be reviewed for handicapped access. All new public facilities shall be accessible.

**Responsible Agency:** Planning Department, Building Department

**Source of Funding:** General Fund (for staff time)

**Timeframe:** Ongoing

5. Promote mixed residential and commercial uses in the Village to provide housing for "special needs" households, particularly the elderly and small business owners.

**Program 5.1:** A combined residential and commercial zone should be included in the City's new zoning ordinance for the Village area.

**Responsible Agency:** Planning Department

**Source of Funding:** General Fund (for staff time)

**Timeframe:** Within year after adoption of Housing Element

**Program 5.2:** Funds to rehabilitate upper-story units in the Village should be sought (such as CDBG funds).

**Responsible Agency:** City Manager's Office

**Source of Funding:** Pursue state funds

**Timeframe:** 1990 - 1992

**Objective:** 5 units

6. Maximize use of vacant land within the City and land contiguous to current development (infill) for housing, in order to reduce cost of facilities and create a compact City form.

**Program 6.1:** Prepare and maintain a land inventory of available vacant property zoned for residential uses, and make a list available to the public and developers.

**Responsible Agency:** Planning Department

**Source of Funding:** General Fund (for staff time)

**Timeframe:** Within three months of adoption of Housing Element

**Objective:** 25 - 50 units from 1990 - 1992

7. Be of assistance to the private sector and public agencies capable of producing or assisting in producing low and moderate income housing and housing for senior citizens.

**Program 7.1:** Assemble a package of programs that can be used to assist such housing developers, including, but not limited to:

- land write-downs of City-purchased land,
- the use of CDBG funds for provision of necessary public facilities or design costs, and
- the creation of a loan fund through leveraged City funds in local banks.

**Responsible Agency:** City Manager's Office

**Source of Funding:** General Fund (for staff time)

**Timeframe:** Within 1 year of adoption of Housing Element



**Program 7.2:** Consider the formation of a housing authority with the adjacent cities to oversee residential rehabilitation and maintenance programs, housing advisory and referral services, and affordable housing development and preservation.

**Responsible Agency:** City Manager's Office

**Source of Funding:** General Fund (for staff time)

**Timeframe:** Make a decision on the formation of an area housing authority by 1991

**Program 7.3:** Establish a streamlined permit processing procedure for very low and low income housing projects. Include a possible fee waiver for the Viewshed Review Permit for very low and low income households.

**Responsible Agency:** Planning Department

**Source of Funding:** General Fund (for staff time); possible state grant from Office of Permit Assistance (Government Code Section 65922.7)

**Timeframe:** Within six months of adoption of Housing Element

**Program 7.4:** Structure a local incentive program, and establish procedures for carrying out Government Code Section 65915, regarding density bonuses and other incentives, which will best meet its fiscal, land use, planning, and housing needs.

**Responsible Agency:** City Manager, Planning Department

**Source of Funding:** General Fund (for staff time)

**Timeframe:** Within one year of adoption of Housing Element

**Program 7.5:** Encourage the use of new, innovative building materials that meet or exceed minimum Building Code requirements, where it can be shown that such innovations will reduce the cost of residential construction.

**Responsible Agency:** Building Department

**Source of Funding:** General Fund (for staff time)

**Timeframe:** Ongoing

**Program 7.6:** Encourage the use of innovative site design practices, where such innovations can be shown to reduce the cost of site preparation and, ultimately, the cost of shelter to the consumer.

**Responsible Agency:** Planning Department

**Source of Funding:** General Fund (for staff time)

**Timeframe:** Ongoing

**Program 7.7:** Periodically review its user charges for public services and facilities, to ensure that the charges are consistent with the costs of improvements and maintenance.

**Responsible Agency:** Public Works Department

**Source of Funding:** General Fund (for staff time)

**Timeframe:** Once a year, starting in 1990

**Program 7.8:** Establish an in-lieu fee program, wherein developers who do not provide affordable housing will contribute to a housing fund. Such a program would be adopted by ordinance and should specify the amount of an in-lieu fee. The money that accumulates in the fund would be made available for affordable housing programs.

**Responsible Agency:** City Manager's Office, Planning Department

**Source of Funding:** General Fund (for staff time)

**Timeframe:** Have ordinance adopted by end of 1991

8. Encourage home ownership opportunities for first-time home buyers and low and moderate income households.

**Program 8.1:** Where appropriate, the City will support the objectives of organizations (such as People's Self-Help Housing Corporation) that provide lower-cost ownership housing. Such support may include obtaining Community Development Block Grant funds for land acquisition or housing improvement projects.

**Responsible Agency:** City Manager's Office

**Source of Funding:** General Fund (for staff time)

**Timeframe:** 1990 - 1992

**Objective:** 15 units

9. Promote the provision of an adequate number of rental units affordable to low and moderate income households within the City.

**Program 9.1:** The Building Department shall track all new construction and rehabilitation projects and provide information to the Planning Department, on a monthly basis, in order to keep the City's computer Land Use Inventory updated.

**Responsible Agency:** Building Department, Planning Department

**Source of Funding:** General Fund (for staff time)

**Timeframe:** Ongoing

**Objective:** Retain existing rental units, whenever possible

**Program 9.2:** Institute an "operation match-up" program to match under-utilized housing unit owners with seniors needing housing.

**Responsible Agency:** Parks and Recreation Department

**Source of Funding:** General Fund (for staff time)

**Timeframe:** Begin program in 1990

## CONSERVATION OF HOUSING STOCK AND COMMUNITY CHARACTER

It is the policy of the City to:

10. Promote self-help maintenance of homes.

**Program 10.1:** Provide home repair videos to the public at little or no cost.

**Responsible Agency:** Building Department

**Source of Funding:** General Fund (for staff time), pursue any state grants

**Timeframe:** Establish as an annual event, starting in 1990

11. Monitor the condition of the housing stock in the City.

**Program 11.1:** Inventory the condition of the housing stock yearly, and prepare a report for presentation to the City Council, with recommendations.

**Responsible Agency:** Building and Fire Department

**Source of Funding:** General Fund (for staff time)

**Timeframe:** Establish as an annual report to be presented to City Council, starting in July 1990.

12. Encourage preservation and restoration of historical homes.

**Program 12.1:** Request a historical survey to be conducted by the South County Historical Society, to identify residential buildings of historic interest. A historical preservation program or ordinance should be developed to aid in the protection of such buildings.

**Responsible Agency:** Planning Department

**Source of Funding:** General Fund (for staff time)

**Timeframe:** 1990 - 1991

13. Maintain and enhance the character and supply of the existing housing stock.

**Program 13.1:** Develop and adopt a Condominium Conversion Ordinance that attempts to preserve as many multi-family, rental units as affordable housing.

**Responsible Agency:** Planning Department

**Source of Funding:** General Plan (for staff time)

**Timeframe:** 1990 - 1991

14. Require new development in and/or adjacent to existing residential neighborhoods to be compatible, in terms of scale, size, and design, with the prevailing character of the established neighborhood. New development that would result in overburdening of public circulation, on-street parking, water resources, and/or sewer capacity of existing residential neighborhoods shall not be permitted, unless findings of overriding consideration can be made.

**Program 14.1:** Projects will be reviewed by the Staff Advisory Committee and the Planning Commission/Architectural Review Board. Amend zoning ordinance to develop standards, and require architectural review for single-family home replacing an older structure.

**Responsible Agency:** Staff Advisory Committee; Planning Department

**Source of Funding:** General Fund (for staff time)

**Timeframe:** Ongoing



**Program 14.2:** To enhance their sense of belonging, housing developments for low and moderate income households should be designed so they do not stand out in the neighborhood. Forms, materials, and proportions that allow the development to blend in with its surroundings should be utilized.

**Responsible Agency:** Planning Department

**Source of Funding:** General Fund (for staff time)

**Timeframe:** Ongoing

15. Pursue vigorously housing code enforcement.

**Program 15.1:** Implement the requirements of Sections 17299 and 24436.5 of the State Revenue and Taxation Code, which prohibits a taxpayer who derives rental income from substandard housing, from receiving income tax deductions for interest, taxes, depreciation or amortization paid or incurred with respect to the substandard housing. Notify the Franchise Tax Board if a taxpayer has not brought a property into compliance with applicable housing codes in respect to health, safety, and welfare.

**Responsible Agency:** Building Department, City Manager's Office

**Source of Funding:** General Fund (for staff time)

**Timeframe:** Concurrent with Program 8.1

## ENERGY CONSERVATION

It is the policy of the City to:

16. Actively enforce new state construction standards for energy efficiency.

**Program 16.1:** Require all new residential developments to employ energy-efficient site plans, as required in Government Code Section 66473.1. Include design standards in the revised zoning ordinance that help to reduce energy consumption in new housing.

**Responsible Agency:** Building Department, Planning Department

**Source of Funding:** General Fund (for staff time)

**Timeframe:** Ongoing; revise zoning ordinance within six (6) months of General Plan adoption

## HOUSING ELEMENT IMPLEMENTATION

It is the policy of the City to:

17. Implement Arroyo Grande's Housing Element for the attainment of state and local housing goals.

**Program 17.1:** Conduct a yearly housing program review in July to assess progress towards realizing housing objectives, success or programs, and plan the upcoming year.

**Responsible Agency:** Planning Department to coordinate with all City departments identified in the Housing Element

**Source of Funding:** General Fund (for staff time)

**Timeframe:** Beginning July 1990, yearly ongoing program



## OPEN SPACE AND CONSERVATION ELEMENT

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## OPEN SPACE AND CONSERVATION ELEMENT

### INTRODUCTION

Arroyo Grande recognizes its role as steward of all lands within its jurisdiction. As a consequence, the City intends to take an active role in the management of its natural and open space resources for the benefit of community now and in the future.

California Government Code Sections 65302(d) and 65302(e) require that all cities and counties prepare and adopt conservation and open space elements as part of the required general plan. This requirement is intended to ensure that an appraisal of each community's natural resources is undertaken and that communities recognize open space as a limited and valuable resource. As a result of this appraisal, local communities are to develop and adopt policies for the preservation and wise management of natural and open space resources.

This element identifies the City's intended management policies relative to those natural resources which are within its planning area. It includes agriculture; water resources; scenic features, including hillsides; biological resources, including valuable riparian open spaces along Arroyo Grande and Tally Ho creeks; air quality; energy; and historical and archaeological resources. These management policies encompass conservation element requirements, as well as open space element requirements for the preservation of natural resources, managed production of resources, and public health and safety. Open space for public recreation is included in the Arroyo Grande Parks and Recreation Element.

### OPEN SPACE AND CONSERVATION GOALS

It is the goal of the Open Space and Conservation Element of the Arroyo Grande General Plan to:

- Preserve and protect viable agricultural uses within and adjacent to the City of Arroyo Grande.
- Identify limits on the natural resources needed to support urban and rural development within the City and its sphere of influence, and ensure that those resources are used wisely and not abused.
- Create and retain an open space system which will conserve natural resources, preserve scenic beauty, promote a healthful atmosphere, provide open space for outdoor recreation, and protect the public safety.

## AGRICULTURE

Agriculture is the primary land use within much of Arroyo Grande and surrounding lands. It is a primary determinant of the area's rural, small town atmosphere, an intrinsic part of the City's heritage, and a critical factor in Arroyo Grande residents' perceptions as to what makes their community desirable. Preservation of agricultural lands, both within and adjacent to the City, and retention of Arroyo Grande's traditional ties to agriculture is of paramount importance to the future of the City. The City's intent to preserve agriculture involves avoiding decisions that could be interpreted to be indicators of urban and rural development expansion, and to ensure the long-term availability of affordable supplies of water to agricultural interests.

### Objective 1.0

Discourage land speculation, reduce the pressure for urbanization, and prevent the continued conversion of lands used for agricultural production to non-agricultural use within the City of Arroyo Grande and surrounding areas.

### Policy Statements and Implementation Actions:

- 1.1 Retain prime soils which are presently in or could be made available for agricultural production, as well as other lands used for agricultural production of specialty crops for long term agricultural use.

#### *Implementation Actions:*

- a. *Investigate, and if feasible establish, specific programs and incentives for the preservation of agriculture within and adjacent to the City of Arroyo Grande, such as:*
  - ♦ *creating an agricultural preservation foundation, either as an independent foundation or as a joint effort with the County;*
  - ♦ *working with the California Coastal Conservancy and Renewable Resources Investment Fund to secure funds for the preservation of agricultural lands within and adjacent to the City of Arroyo Grande;*
  - ♦ *encouraging the County and other appropriate public agencies to accept dedications of agricultural and other open space lands as a means of ensuring their long-term retention in agricultural or open space use; and/or*
  - ♦ *establishing an agricultural and open space land preservation program to acquire development rights.*
- b. *Maintain appropriate agricultural and/or open space designations in the Arroyo Grande Land Use Element for prime soils which are presently in or could be made available for agricultural production, as well as other lands used for agricultural production of specialty crops.*

- 1.2 Prevent the establishment of rural residential enclaves within productive agricultural areas by prohibiting the division of lands used for agricultural production into parcels too small to be economically viable agricultural operations.

*Implementation Actions:*

- a. *Prior to any division of land which is used or planned for agricultural use, require the applicant to demonstrate that the resulting parcels will be economically viable entities, and that the proposed division of land will not impact the long-term viability of agricultural production in the surrounding area.*
- b. *Work with the County of San Luis Obispo and neighboring jurisdictions to contain the growth of rural residential development that competes with agricultural lands and to ensure that their planning and development review programs preserve existing agricultural lands in long-term agricultural use in and adjacent to the City of Arroyo Grande.*
- c. *Coordinate City and County goals, objectives, and policies related to the preservation of agricultural and open space lands by preparation of an "Arroyo Grande Fringe Study" or Sphere of Influence Study.*

- 1.3 Protect lands used for agricultural production from the negative impacts created when urban and rural land uses exist in close proximity.

*Implementation Actions:*

- a. *Maintain, to the extent possible, a separation between agricultural and nonagricultural uses through the incorporation of buffer areas into new urban and rural development where they will occur adjacent to existing agricultural activities.*
- b. *Implement the "Right to Farm" ordinance, protecting existing agricultural operations which are being conducted in a healthful manner from nuisance-related lawsuits.*
- c. *Establish a Joint Powers Authority (JPA) with San Luis Obispo County and other cities to permit the "transfer of development rights," whereby density can be transferred from agricultural and other open space lands within and adjacent to the City to other areas which are capable of supporting further urban growth.*

- 1.4 In determining the availability of water, do not use the availability of agricultural water rights and their potential conversion to urban or rural residential use as a justification for conversion to urban or rural residential developments.

*Implementation Actions:*

- a. *Adopt a Resource Management Ordinance which clarifies the manner in which water resources are to be evaluated in the allocation of development permits within Arroyo Grande.*
- b. *Consider adjudication of the groundwater basin as a means of maintaining agricultural water rights in an "agricultural pool" and thereby reduce potential speculation in water rights.*



- 1.5 Include grazing on nonprime soils as a suitable agricultural use for which preservation and protection is warranted.

*Implementation Actions:*

- a. *Maintain large minimum parcel sizes in areas of nonprime soils which are presently used or appropriate for grazing activities.*

## WATER RESOURCES

One of the fundamental long-term constraints for both urban and rural development and agricultural preservation is the availability and quality of water. Water availability has been, is, and will continue to be the primary resource constraint facing Arroyo Grande. Along with agricultural preservation, water availability is the primary growth issue facing the City. This section focuses on the actions which must be taken to ensure the continuing supply of water needed to support Arroyo Grande's future.

Presently, Arroyo Grande depends upon groundwater supplies and entitlements to water impounded in Lopez Lake. The City's present entitlements to groundwater and Lopez Lake supplies are not adequate to support buildout of the General Plan. However, importation of water could yield two negative results which must be avoided: growth inducement and placing a financial burden on existing residents for water supplies needed to support future development. Another water issue involves the groundwater basin which is shared by several water agencies, including the City of Arroyo Grande. The basin has operated under informal agreements among the agencies not to overdraft the groundwater table. However, as growth continues to occur in the Central Coast area, more and more pressure will be placed on the basin, possibly jeopardizing the basin's safe yield.

### Objective 2.0

Maintain groundwater supplies at least in their present quantity and quality to meet present and future needs.

#### Policy Statements and Implementation Actions:

- 2.1 Ensure that adequate water supplies are available to support existing development and existing approved development before permitting new development within the City of Arroyo Grande and adjacent areas which utilize the same groundwater basin.

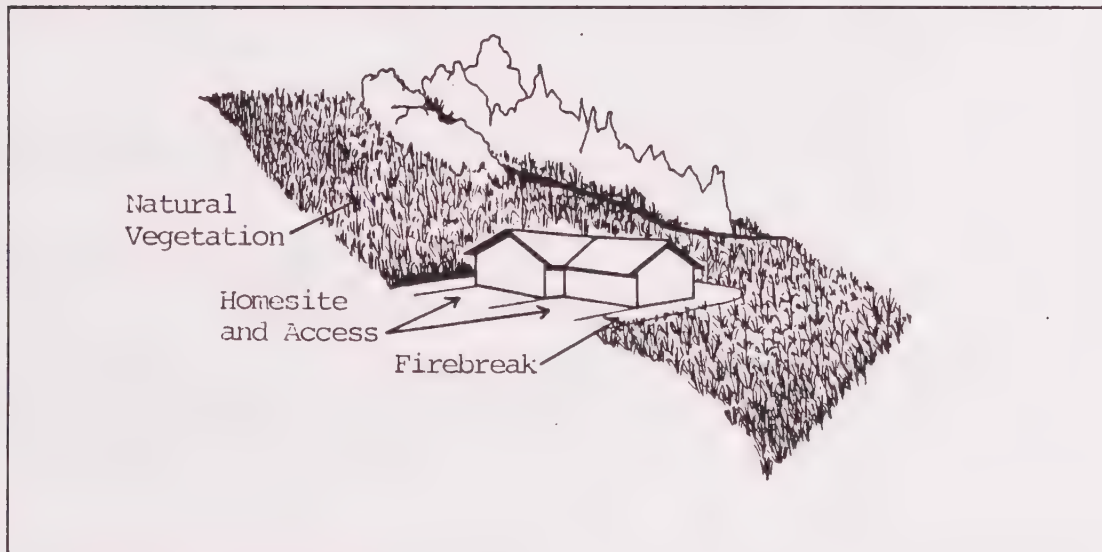
##### *Implementation Actions:*

- a. *Pursue and obtain an alternative additional water source which is sufficient, but not greater than is necessary, to support buildout of the Arroyo Grande General Plan Land Use Element.*
- b. *Pursue adjudication of the local groundwater basin as a means of perfecting City and agricultural water supplies, while ensuring that the groundwater basin cannot be overdrafted.*
- c. *Work with San Luis Obispo County to ensure that individual wells are permitted only if it can be proven that an adequate supply of good quality water is available; restrict the use of individual wells to areas where it is not feasible to connect to the community water system.*

- d. *Ensure the continued adequate supply of groundwater, as well as maximum recovery, by an assessment of the potential adverse environmental impacts of residential, commercial, and industrial projects on the City's groundwater system, in terms of consumption of supplies, as well as their potential for the elimination of existing watershed and recharge areas. Prohibit projects which would jeopardize water availability to existing developed areas.*
  - e. *To the extent possible, preserve floodplain and aquifer recharge areas along Tally Ho and Arroyo Grande creeks in their natural condition as these are among the best sites for groundwater recharge.*
- 2.2 Encourage the retention of the natural watersheds of Arroyo Grande and Tally Ho creeks.

*Implementation Actions:*

- a. *Work with San Luis Obispo County to ensure that:*
  - ♦ *areas having slopes greater than 25 percent are retained in parcels greater than 40 acres in size;*
  - ♦ *the clearing of natural vegetation in watershed areas having slopes greater than 25 percent is limited to that which is necessary for access, homesites, and fire safety buffering; and*
  - ♦ *natural hydrology is preserved, and major creeks and other natural drainage areas are retained in their natural state.*



- b. *Review and revise as necessary zoning and subdivision ordinance provisions related to protection of natural vegetation and open space areas.*



- 2.3 Minimize the amount of impervious surfaces in new development projects as an aid to groundwater recharge.

*Implementation Actions:*

- a. *Review and revise as necessary zoning and subdivision ordinance provisions related to maximum building and parking area coverage.*

- 2.4 Ensure that new development occurs only in such a manner as not to impact existing groundwater quality.

*Implementation Actions:*

- a. *Through the development review process, assess residential, commercial and industrial projects for their potential impact on the quality of the aquifer, and prohibit projects which would degrade water quality levels below federal and state standards.*
- b. *Establish a program of referring development requests to the Regional Water Quality Control Board so as to ensure that all projects comply with applicable discharge requirements, and that potential impacts on groundwater quality resulting from new development are fully mitigated.*

### **Objective 3.0**

Minimize the consumption of water through a combination of water conservation and reclamation.

#### **Policy Statements and Implementation Actions:**

- 3.1 Encourage the use of primarily drought-tolerant plants and efficient design in landscape application, unless reclaimed water is being used for irrigation purposes.

*Implementation Actions:*

- a. *As part of the City development review of landscaping plans, require that the use of lawn areas be limited to lawn dependent areas such as, but not limited to, playing fields.*
- b. *As part of the City development review of landscaping plans, encourage turf areas consisting of rye or bluegrass species or other high water requirement turf types if reclaimed water is to be used for irrigation. Where domestic water supplies are used in the irrigation of turf areas, encourage the use of tall fescue varieties or other warm season turf.*
- c. *Formulate landscape guidelines, including identification of such specific plant species as may be appropriate to assure aesthetically pleasing landscape statements, as well as practical and functional design.*
- d. *To the extent possible, require the preservation of existing native trees and shrubs, as established plants are often adapted to low water consumption.*
- e. *Require builders to provide information to prospective buyers of new homes within the City of Arroyo Grande regarding drought-tolerant planting concepts.*

- f. Develop a drought-tolerant landscaped area at City Hall to serve as an educational/demonstration feature.*
  - g. Where possible, require the extensive use of mulch in landscape areas to improve the water-holding capacity of the soil by reducing evaporation and soil compaction.*
- 3.2 In new developments require, and in existing uses, encourage the installation of efficient irrigation systems which minimize runoff and evaporation and maximize the water which will reach the plant roots. Drip irrigation, soil moisture sensors and automatic irrigation systems are a few methods of increasing irrigation efficiency.

*Implementation Actions:*

- a. Investigate the feasibility of subsidizing the cost of installation of more efficient irrigation systems, or the installation of facilities for the use of reclaimed water for the irrigation of agricultural crops as a means of implementing water conservation.*
  - b. Investigate the feasibility of adopting a Water Conservation Ordinance that will incorporate provisions for retrofitting water conservation measures in existing development.*
- 3.3 Encourage the use of reclaimed wastewater, stored rainwater, or household gray water for irrigation.

*Implementation Actions:*

- a. In cooperation with adjacent communities, develop a plan to initiate the use of reclaimed water.*
  - b. Establish a public education program providing information to city residents regarding the potential and advantages for reuse of water.*
- 3.4 Ensure that new buildings are constructed in such a manner as to minimize the use of water.

*Implementation Actions:*

- a. Require incorporation of the following interior water conservation measures within new construction, where applicable:*
    - ♦ Pressure reducing valves that would reduce supply line pressures in excess of 50 psi to 50 psi or less.*
    - ♦ Flush valve operated water closets which are limited to one and one-half gallons per flush.*
    - ♦ Drinking fountains equipped with self-closing valves.*
    - ♦ The insulation of all hot water lines for the purpose of providing hot water faster with less water waste, and keeping hot water pipes from heating cold water pipes.*
    - ♦ Thermostatically controlled mixing valves for baths and showers, and water conserving models of washers and dishwashers.*

- ♦ *Low flow faucets and shower heads.*
- ♦ *State approved high efficiency quick recovery water heater units.*
- ♦ *"Designed" water systems which eliminate long runs of piping and more efficient use of hot water lines in areas such as laundry, kitchen, and baths.*
- ♦ *"Designed" landscape water usage systems.*
- ♦ *Encourage the installation of low or no water toilets.*



## SCENIC FEATURES

The oak dotted rolling hills within and surrounding the City of Arroyo Grande provide much of the area's character and beauty. Even though little of the hillsides within the City of Arroyo Grande remain to be developed, the manner in which hillsides adjacent to the City are developed will be a critical factor in the maintenance of the rural, small town character desired by Arroyo Grande residents. It is therefore important for the City to work with adjacent governmental agencies to protect the natural character of area hillsides, and to protect views of these hills from major highways and roadways. Preservation of the City's rural, small town atmosphere will also involve design considerations restricting development forms which yield an "urban" look which could impact Arroyo Grande's small town character. In addition to the scenic resource objective, policies, and implementation actions provided below, additional policies and programs are contained within the scenic highways portions of the Circulation Element.

### Objective 4.0

Preserve significant visual features which are within, or are visible from the City of Arroyo Grande, as well as significant views and vistas within the City.

### Policy Statements and Implementation Actions:

- 4.1 Preserve the open character of lands throughout the eastern and northeastern portions of the city and adjacent areas with an emphasis on preservation of prominent slopes and ridgelines in hillside areas.

#### *Implementation Actions:*

- a. *Work with San Luis Obispo County and the City of Pismo Beach to develop consistent regulations for the protection of ridgelines, slope areas, and hilltops within the General Plan study area.*

- ◆ *Prohibit development directly upon prominent ridgelines.*
- ◆ *Require that graded slopes within hillside areas be rounded and contoured so as to blend with the adjacent natural terrain.*
- ◆ *Require that all excess excavated material be removed or otherwise placed so as to become an integral part of the site development.*
- ◆ *Design driveways within hillside developments in such a way as to avoid excessive cut and fill slopes.*
- ◆ *Reduce the amount of grading required to create building pads by encouraging the construction of custom homes on custom foundations on lots where the average slope exceeds 15 percent.*



- ◆ *Require that dwelling units and structures within hillside areas be sited in such a manner as to utilize ridgelines and landscape plant materials as a backdrop for the structures and the structures themselves to provide maximum concealment of cut slopes.*
- ◆ *Require retention of existing vegetation within hillside development areas in any part of the total development which is not designated for grading or construction unless removed as part of an approved fuel modification program.*
- ◆ *Require that existing vegetation which cannot be preserved in place, but is suitable for transplanting, be relocated elsewhere on the site.*
- ◆ *Require that "landforming" be applied to all slopes adjacent to public streets, gateways, and public view areas, as well as to all slopes greater than 100 feet in length or ten feet in vertical height.*
  - *Use variable slope ratios, undulating of tops and toes, screening of terraces and downdrains, varying of surface features, and landscaping.*
  - *Rear and side yard slopes between adjacent lots within the same project need not be landformed unless they are greater than 100 feet in length or ten feet in vertical height.*
- ◆ *Require that dwelling units and structures be sited in a manner which:*
  - *protects views from existing development;*
  - *retains opportunities for views from dwellings;*
  - *preserves or enhances vistas, particularly those seen from public places; and*
  - *preserves oak trees, natural hydrology, native plant materials, and areas of visual interest.*
- ◆ *Utilize grading permit procedures to ensure that site designs for within hillside development proposals conform to the natural terrain and consider the visual aspects from both within and without the project area.*
- b. *As part of the Arroyo Grande Fringe Study or Sphere of Influence Study, identify prominent ridges, slopes, and hilltops within the study area to be subject to application of hillside guidelines.*

#### 4.2 Preserve views of surrounding hills and other scenic vistas.

##### *Implementation Actions:*

- a. *Identify vistas and view corridors of community-wide value to be preserved and enhanced; through the development review process, require the siting of buildings to avoid blocking views and designated view corridors.*
- b. *Maintain low-profile development patterns.*

- c. *Ensure that outdoor signs do not detract from the natural beauty of the surrounding environment. Require that the signs:*
  - ♦ *be the minimum size necessary to provide information;*
  - ♦ *emphasize natural materials; and*
  - ♦ *be designed, colored, and located so as to blend with the surrounding natural and manmade environment.*
- d. *Establish specific zoning regulations for buildings and signs which are visible from U.S. 101.*

4.3 Minimize urban visual images by emphasizing retention of natural features and screening of some urban features.

*Implementation Actions:*

- a. *Require that circulation patterns within newly developing areas, particularly in hillside areas, follow natural contours, thus requiring a minimum of grading.*



- b. *Establish a program for undergrounding existing above-ground utility lines within Arroyo Grande.*
- c. *Establish a program of volunteer road cleanup and seeding of native wildflowers along U. S. 101.*

4.4 Eliminate erosion problems resulting from development activities.

*Implementation Actions:*

- a. *Concurrent with the submittal of a grading plan, require the submittal and approval by the appropriate City departments of erosion control plans prior to the approval of the grading plan.*
  - ♦ *Erosion control plans shall be prepared by a registered civil engineer and shall cover all areas impacted by the proposed grading.*
  - ♦ *The erosion control plans shall address methods of control (i.e. desalting basins, check dams, sandbagging, etc.), and interim storm drain construction if required.*



- b. *Require that grading plans include appropriate and feasible measures to minimize fugitive dust. Potential measures include:*
- ♦ *Regular watering of cleared areas.*
  - ♦ *Establishment of maximum speed limits within construction areas.*
  - ♦ *Minimizing the extent of cleared areas at any given time.*
  - ♦ *Inclusion of sprinkler irrigation systems.*
  - ♦ *Establishment of vegetative cover as soon as possible after grading is completed.*
  - ♦ *Use of soil tackifiers, soils stabilization mulches, and/or oil emulsions, where feasible.*
- c. *Require that erosion control measures be in place prior to any forecasted rain and throughout the rainy season.*
- d. *Require implementation of erosion control measures as soon as possible during the grading operation, and shall remain in operation until improvement construction has begun within the controlled area.*
- e. *Enact provisions within the grading and subdivision ordinances to require special precautions that minimize soil erodibility by incorporating provisions relating to surface drainage and restoration of the natural drainage surface, the attenuation of slope instability, reductions in the amount of impermeable surface, and techniques that enhance groundwater recharge and local water recovery.*

## BIOLOGICAL RESOURCES

The native plants and animals which once inhabited the Arroyo Grande area have undergone considerable transitions over the years. Urban, rural, and agricultural development have removed large areas of natural vegetative cover. Wildlife that once inhabited the valley floor have been forced to nearby undisturbed areas to the north, northeast, and east of the City limits. Within the City, several significant biological habitats and plant species remain. Oak woodlands remain within hillside areas, and healthy wetlands areas thrive along Arroyo Grande and Tally Ho creeks. These areas are not only intrinsically valuable for their biological carrying capacity, but also provide a reminder of Arroyo Grande's past, and are an important part of the City's unique and desirable character today.

### Objective 5.0

Maintain, protect, and preserve biologically significant habitats within the study area, including riparian areas, oak woodlands, and other areas of natural significance as part of the need for development of a balanced community.

### Policy Statements and Implementation Actions:

- 5.1 Preserve and protect Arroyo Grande Creek and Tally Ho Creek in their natural state as open spaces, natural resources, and biological habitats, providing only such recreational and cultural opportunities as can be developed in a manner sensitive to the environment.

#### *Implementation Actions:*

- a. *Where feasible, create creekside trails for pedestrians and bicyclists in accordance with the Arroyo Grande Park and Recreation Element.*
- b. *As development and redevelopment occurs adjacent to Arroyo Grande and Tally Ho creeks, require dedication of creekside trails, as well as access from public roads and walkways to the creeks, in accordance with the Master Plan of Trails referenced in item e. below.*
- c. *Require that new uses locating along Arroyo Grande Creek and Tally Ho Creek retain view corridors so as to open up views of the creeks and that buildings face both the creek and the street on which they are located.*
- d. *Require that the natural location of, and rate of discharge into, creeks and channels is not increased without sufficient mitigation to protect the creek from significant alteration.*
- e. *Review and update the Greenbelt Study as part of preparation of a Master plan of Trails along Arroyo Grande and Tally Ho Creeks.*

- 5.2 Ensure that all development, including roads, proposed adjacent to riparian and other biologically sensitive habitats avoid significant impacts to such areas.  
*Implementation Actions:*

- a. *Require that new development proposed in such locations be designed to:*
  - ♦ *minimize or eliminate the potential for unauthorized entry into the sensitive area;*
  - ♦ *create buffer areas adjacent to the sensitive area, incorporating the most passive uses of the adjacent property;*
  - ♦ *Protect the visual seclusion of forage areas from road intrusion by providing vegetative buffering;*
  - ♦ *Provide wildlife movement linkages to water sources;*
  - ♦ *Provide vegetation that can be used by wildlife for cover along roadsides; and*
  - ♦ *Avoid intrusion of night lighting into the sensitive area.*
- b. *If, following a report by a qualified biologist, it is determined that a subdivision design and related improvements are likely to cause significant adverse damage to biotic resources, exercise authority under the provisions of Government Code Section 66474 and deny the project.*

- 5.3 Preserve existing mature trees and vegetation.

*Implementation Actions:*

- a. *Within rural and hillside residential areas, permit only such natural vegetation to be removed as is necessary to locate homesites and construct access roads.*
- b. *Require that healthy mature trees be preserved and protected from cutting or removal as set forth in the City's revised tree ordinance.*
- c. *Require that mature trees to be preserved within a development be protected by enclosing them within an appropriate construction barrier, such as chain link fencing or other means acceptable to the City, prior to the issuance of any grading permit or building permit, and prior to the commencement of work.*
- d. *Require that the barriers referenced in Item "d" above are to remain in place during all phases of construction and may not be removed without the consent of the City.*
- e. *Prohibit substantial disruption or removal of the structural or absorptive roots of mature trees being preserved.*
- f. *Prohibit the placement of fill material within the dripline of mature trees being preserved without the approval of a qualified arborist or landscape architect and consent of the City.*
- g. *Prohibit substantial compaction of the soil within the dripline of mature trees being preserved.*



- h. Prohibit construction, including structures, walls, and trenching that disrupt the root system of a preserved tree.*
- i. Establish guidelines for the maintenance of trees that will assure use of the latest research base knowledge in tree care practices.*
- j. Require builders and developers to prune, treat, and maintain existing trees and plant new ones within future rights-of-way, public lands, common areas, and development projects in such a fashion that when the trees become City, association, or private property, the trees will be free of various damage, pests, diseases, and dead branches. The trees shall be in good biological and aesthetic condition upon acceptance.*
- k. Require that pruning prior to transfer of mature trees to the City, associations, or private owners be accomplished by builders and developers, and as follows:*
  - ♦ Remove leaves, debris, dead branches and suckers accumulated along the base of the tree or as may be necessary for reasons of public health and safety.*
  - ♦ Remove dead or hazardous branches and trim the tree structure as may be necessary to protect public health, safety, and improve aesthetics.*
  - ♦ Trim trees to protect their natural structure with the understanding that such practices as topping, pollarding, or trunk stripping shall not be permitted.*
  - ♦ Remove unsightly or poorly crotched limbs and heavily leaning branches.*
  - ♦ Make cuts in line with proper arboricultural practices.*
  - ♦ Remove dead, diseased, or dying trees as may be necessary, and replace them with minimum 15 gallon trees.*
- l. Incorporate where feasible, the input of a certified arborist, landscape architect, and/or qualified horticulturist into the review and approval of landscape proposals through the design review process.*

- 5.4 Where the removal of existing trees is unavoidable, ensure that appropriate mitigation is provided.

*Implementation Actions:*

- a. *Require replacement at a 3:1 ratio of all mature trees (those with 4" diameters or greater), which are removed, with 15 gallon minimum sized nursery trees, with the following exceptions:*
  - ♦ *Permit relocation within the site in lieu of replacement at a 3:1 ratio if determined feasible by a qualified arborist or landscape architect.*
  - ♦ *Where tree types planted for agricultural production or natural groves exist on-site and render replacement at a 3:1 ratio impractical, preserve such groves or portions thereof, to the extent feasible, for incorporation into the design of the project. (i.e. models, natural landscape, common open space, trail dedications, etc.)*
- b. *Coordinate a volunteer community tree planting program.*

## ENERGY RESOURCES

The availability of energy resources is a growing societal concern. Urban, rural, and agricultural land uses within the study area all rely on the availability of a continuing supply of affordable energy resources. However, recent experience has been that, unless society's awareness of the critical nature of energy availability is increased, significant dislocations in the economy and local quality of life can result. Energy conservation is not only necessary to the continued functioning of modern society, but provides immediate benefits to individuals and businesses in utility bill savings and improved air quality. This section proposes energy efficient building and land use practices. Many other actions needed to conserve energy require cooperation with federal and State agencies, as well as with PG&E, which has indicated its interest in promoting energy conservation.

### Objective 6.0

Encourage efficient use of energy resources by minimizing the consumption of energy resources to the minimal amount needed to support existing and planned land uses, through a combination of efficient land use patterns and passive and active energy conservation systems.

### Policy Statements and Implementation Actions:

- 6.1 Encourage innovative building, site design, and orientation techniques which minimize energy use.

#### *Implementation Actions:*

- a. *In conjunction with review of residential, commercial, and industrial development applications, require the incorporation, where feasible, of the following:*
- ♦ *Provide for clusters of buildings with protected indoor or plaza/open areas within multiple family residential, commercial, and industrial projects to promote wind and sun protection.*
  - ♦ *Construct internal roadways at the minimum widths necessary for safe circulation in order to minimize solar reflection and heat radiation.*
  - ♦ *Where possible, locate reflective surfaces (i.e. parking lots) on the north and east side of buildings; alternatively, where parking areas must be located to the south or west of buildings, provide landscaping to reduce heat gain.*
  - ♦ *Orient the maximum amount of glass possible toward the south, the side with the greatest amount of solar collection (heat gain potential), in combination with other measures for shading to mitigate summer heat.*
  - ♦ *Use appropriate building shapes and locations in order to promote maximum feasible solar access of individual units.*
  - ♦ *Design individual buildings to maximize natural internal lighting through interior court wells, interior court areas, skylights, clerestory windows, and building shapes.*



- ♦ *Use canopies and overhangs to provide shade to windows during summer months, while allowing for reflection of direct sunlight through the windows during winter months (care should be taken to assure that overhangs and canopies do not prevent sufficient light for daytime purposes).*
- ♦ *Incorporate the use of deciduous trees in landscaping plans, especially near buildings and around expanses of paved areas.*
- ♦ *Incorporate deciduous vines, trellises and canopies to shade south and westward facing walls, to cool them in summer months.*
- ♦ *Provide wind breaks to protect against strong Santa Ana winds.*
- ♦ *Locate trees and hedges planted close to buildings so as to channel beneficial cooling breezes through openings.*
- b. *Revise the parking ordinance to require sufficient shading of parking surfaces to reduce heat gain.*
- c. *Investigate the feasibility of adopting an Energy Ordinance that will incorporate retrofit provisions for the installation of energy conservation measures on existing structures, solar pool and hot tub provisions that will prohibit natural gas heaters as the primary energy source, and solar access provisions that will require industrial projects to be sited to facilitate photovoltaic electric generating units.*
- d. *Implement, through the subdivision ordinance or through other appropriate mechanisms, the Solar Rights Act of 1978 which addresses structural orientation for solar access, and includes such concepts as solar easements, functional landscaping, street layout, and architectural designs that reduce embodied energy costs.*
- e. *Adopt zoning ordinance provisions that facilitate solar access through lot size, configuration, and orientation; building height, setbacks, and coverages, and renewable energy resource systems with permitted and accessory uses. The amended ordinance should also include such energy related provisions as parking lot shading requirements, as well as provisions for the application of energy conservation measures in subdivisions, site plans, conditional use permits, and other land use entitlements.*
- f. *Enact zoning ordinance provisions to require solar energy systems for the heating of swimming pools in all new multi-family residential developments.*
- 6.2 Take full advantage of the CEQA process as a tool for evaluating energy use and potential energy impacts, and for implementing appropriate energy conservation measures.

*Implementation Actions:*

- a. *Require the inclusion, where feasible, of provisions for energy efficient modes of transportation and fixed facilities which establish transit, bicycle, equestrian, and pedestrian as desirable alternatives.*

- 6.3 Support state and federal legislation that would, in an appropriate manner, accomplish the elimination of wasteful energy consumption.

*Implementation Actions:*

- a. *Work with appropriate federal, state, and utility agencies to identify and facilitate appropriate legislation for:*
  - ♦ *utility rate revisions that would provide incentives for the conservation of energy by the shifting of energy usage to non-peak hours.*
  - ♦ *funding of research and/or the development of alternate energy sources.*
- b. *Maintain open communication links with other local, regional, state or federal agencies regarding the evaluation of current energy problems and state-of-the-art technologies and practices.*
- c. *Promote the application of active solar energy systems in single family residential units by facilitating, where possible, the efforts of federal and state entities in the allocation of cost incentive programs.*

- 6.4 Reduce the amount of energy consumed by City operations and assist residents and businesses in reducing their energy consumption rates.

*Implementation Actions:*

- a. *Emphasize fuel efficiency in the acquisition and use of City-owned vehicles, and support all programs which would serve to enhance or encourage the use of nonmotorized and public transit systems.*
- b. *Review energy usage in all City buildings within Arroyo Grande and implement a program to reduce energy use.*
- c. *Increase public awareness of energy conservation technology and practices by the dissemination of information that describes energy conservation practices for community members to follow and encourages ongoing communication and the generation of ideas, plans, and programs for the future development of Arroyo Grande as an energy efficient city.*

## AIR QUALITY

Clean air and a good climate are among the primary reasons given by Arroyo Grande residents when asked what makes their community desirable. However, the State Air Resources Board has designated San Luis Obispo County as a non-attainment area for the State ozone, PM10 and sulfur dioxide standards under the recently adopted California Clean Air Act of 1988. The following strategies are intended to identify actions which will be taken to protect valuable local air resources. Many of the actions require cooperation with agencies such as the San Luis Obispo County Air Pollution Control District (APCD); the overall effectiveness of the strategies will depend not only on actions taken by the city of Arroyo Grande, but on the actions taken by every local agency within the Central Coast area.

### Objective 7.0

Reduce mobile and stationary source air pollutant emissions by reducing the amount of vehicular travel; promoting efficient land use patterns; maximizing ride sharing, the use of public transit, and other transportation systems management programs; limiting local industrial use; and reducing local energy consumption.

### Policy Statements and Implementation Actions:

- 7.1 Emphasize the efficiency and safety of travel in defining future land use patterns in order to reduce mobile air pollutant emissions.

#### *Implementation Actions:*

- a. *Locate multi-family residential developments in close proximity to neighborhood commercial centers in order to encourage pedestrian instead of vehicular travel.*
- b. *Locate neighborhood parks in close proximity to the appropriate concentration of residents, as set forth in the Parks and Recreation Element, in order to encourage pedestrian and bicycle travel to local recreation areas.*
- c. *Revise the zoning ordinance to permit mixed use development where it is compatible with surrounding land uses.*

- 7.2 Facilitate the development and use of travel mode alternatives to the private automobile.

#### *Implementation Actions:*

- a. *Work with Caltrans, San Luis Obispo County, and adjacent cities to encourage, and facilitate where possible, the financing and construction of park-and-ride facilities along U.S. 101, as well as bus service and bicycle routes leading to such facilities.*
- b. *Design and implement a citywide system of bikeways and pedestrian trails as nonpolluting circulation alternatives as discussed in the Parks and Recreation and Circulation Element. Pursue grants to implement those elements. Include a Bikeway Facilities Plan as part of the Circulation Element.*



- c. *Work with appropriate transportation planning agencies to establish and maintain express transit service from Arroyo Grande to employment centers within San Luis Obispo and northern Santa Barbara counties.*
- d. *Request employers to supply transit subsidies to their workers.*
- e. *Promote subdivision design which encourages the use of foot paths and bikeways through the use of linked access to major destinations.*

7.3 Cooperate with and facilitate efforts to establish and implement regional air quality strategies and tactics.

*Implementation Actions:*

- a. *Work with the San Luis Obispo County Air Pollution Control District (APCD) to establish a program of APCD review and comment on proposed development projects within the City of Arroyo Grande. The City shall review projects for consistency with the Air Quality Management Plan when it is approved.*
- b. *Notify local and regional jurisdictions of proposed projects which may affect regional air quality.*
- c. *Implement programs in support of the San Luis Obispo County Air Pollution Control District's efforts to mitigate stationary sources of air pollution within the study area, and evaluate the impacts of proposed highways and major arterials on air quality and pollution levels as a continuing subject of research.*
- d. *Encourage support for State legislative measures which provide incentives and disincentives for implementing Transportation Control Measures (TCM's) by local jurisdictions. Designate a staff person responsible for following legislation and reporting to Council.*
- e. *Support State legislation which would require covers and liners for truck beds hauling fine particulate materials.*
- f. *The City shall adopt and implement all applicable air quality improvement strategies contained in the Air Quality Attainment and Maintenance Plan as prepared by the San Luis Obispo County Air Pollution Control District.*

7.4 Promote trip reduction and traffic mitigation measures.

*Implementation Actions:*

- a. *Prepare a Trip Reduction Ordinance Study with the goal of reducing home-to-work trips by facilitating and participating in the following programs:*
  - ♦ *Goal-oriented trip reduction plans by employers (both public and private) with 25 or more employees.*
  - ♦ *Development and implementation of trip reduction plans from building owners and managers with tenants employing 25 or more employees.*



## HISTORICAL AND ARCHAEOLOGICAL RESOURCES

The Arroyo Grande area's excellent climate, oak groves, streams, abundant food supply, and natural vegetation attracted substantial Indian settlement. To date, over 1,200 archaeological sites have been found in the Arroyo Grande Valley, ranging from bedrock mortars to habitation sites to the fourth largest native Indian burial site in the County. The City of Arroyo Grande has a rich history, which is evidenced by numerous historical structures within the City and the beauty of its village area. One of the primary issues of importance to Arroyo Grande residents is the preservation of historical resources which contribute greatly to the area's quality of life by providing a constant visual focus on the area's rural heritage.

### Objective 8.0

Identify and preserve Arroyo Grande's unique historical and archaeological resources for future generations.

### Policy Statements and Implementation Actions:

- 8.1 Preserve sites and structures of significant historical and archaeological value via application of planned development standards and other mitigation measures through the development review and CEQA processes.

#### *Implementation Actions:*

- a. *Review individual development proposals for potential impacts on cultural (historic and archaeological) resources. A resource shall be considered of significant cultural value if it possesses one or more of the following characteristics:*
- (1) *It exemplifies or reflects the broad cultural, political, economic or social history of the U.S., California, Central Coast area, or City of Arroyo Grande.*
  - (2) *It has yielded or has the potential to yield information important in history or prehistory.*
  - (3) *It is representative of one of the diverse styles and variations of residential and commercial architecture found in the Arroyo Grande, whether vernacular or a work of identifiable artisans, master craftsmen, builders, or architects important locally or with wider significance.*
  - (4) *It is an object of significance because of its design or pleasing appearance in a setting.*
  - (5) *It is a site or structure that is important to the prehistory and history of the community.*
  - (6) *It is a surviving site, route or structure important to the early settlement, economic origins, or technological development of the locale.*
  - (7) *It is a grouping or set of structures, historic sites or features, design components, natural features and landscape architecture, or other interesting details, which together create an exceptionally rich historic or cultural ambiance.*

- (8) *It is a hill, geologic formation, body of water, arroyo, remaining natural vegetation or other striking or familiar physical characteristic that is important to the special character, historic identity or aesthetic setting of Arroyo Grande.*
- b. *Maintain, as a resource for the review of development proposals, an inventory of known archaeological sites and resources, including the existing Archaeological Resources map. Require appropriate studies to be conducted for any project which has the potential to impact a known or potential resource.*
  - c. *Maintain, as a resource for the review of development proposals, an inventory of historic buildings and structures. Develop a historical preservation program or ordinance to aid in the protection of such buildings and structures.*
  - d. *Establish and maintain a program wherein development proposals which have the potential to impact archaeological resources are reviewed by the Central Coast Information Center of the University of California, Santa Barbara Anthropology Department.*
  - e. *Work with the local historical society and Chamber of Commerce to establish a local cultural display or museum facility to display local archaeological, as well as historical artifacts.*
  - f. *Include as a condition of approval on all development projects the following:*

*"If cultural resources are discovered during project construction, all work in the area of the find shall cease, and a qualified archaeologist shall be retained by the project sponsor to investigate the find, and to make recommendations on its disposition. If human remains are encountered during construction, all work shall cease and the San Luis Obispo's County Coroner's Office shall be contacted pursuant to procedures set forth in Section 7050.5 of the Health and Safety Code."*
  - g. *Pursue registration of local prehistoric features and historic structures or features which meet state or federal requirements in the National and State Register of Historic Places.*
  - h. *Prior to permitting the demolition of any historic structure, require the applicant to prepare an evaluation of the condition of the structure and the cost of rehabilitation.*
  - i. *Prior to permitting demolition of an historic structure, work with the property owner to identify the potential for adaptive reuse of the structure consistent with its historic value; encourage reuse of the structure when change of use is a viable alternative to destruction.*
  - j. *Implement tax advantage programs where appropriate for the maintenance and rehabilitation of historic structures and properties.*
  - k. *Review existing variance procedures and processes, and amend zoning regulations to provide for the maximum utilization of historic properties undergoing rehabilitation or expansion.*



- I. *Avoid wherever feasible the widening of roadways or the increase in traffic volumes on any roadway adjacent to historic structures which would jeopardize their historic integrity.*

8.2 Maintain the historic architectural integrity of historic structures.

*Implementation Actions:*

- a. *Ensure that rehabilitation programs be carried out without damaging the integrity of historic structures by inappropriate alterations.*
- b. *Consider the use of Community Development Block Grant (CDBG) funds and creation of a redevelopment project area to fund an assistance program to extend low interest financing to owners of historic property and buildings, possibly providing other assistance such as architectural, financial planning, and planning and preservation services as well.*
- c. *Ensure that the land use designation for, as well as the land uses around historic structures are consistent with the community's desire for preservation of those structures, and do not conflict with, or lead to the depreciation in value of those structures or their demolition.*
- d. *Require that community design adjacent to historic structures preserve the historical integrity of the structure and its surroundings. "Community design" shall include building heights, setbacks, proportion, patterns and rhythms of architectural details, roof types, projections, surface textures and colors, landscape treatment, as well as overall site design.*
- e. *Amend current zoning regulations to establish an Arroyo Grande Village Historical District, including provisions that ensure that new construction and reconstruction within that district implement the Design Guidelines for the Arroyo Grande Village.*
- f. *Review the Design Guidelines for the Arroyo Grande Village District to ensure the coordination of rehabilitation efforts into a cohesive design, and promote economic growth in that district.*

8.3 Encourage the retention of existing historic vegetation, mature street trees or public landscaping of cultural significance.

*Implementation Actions:*

- a. *Amend the current zoning ordinance and CEQA guidelines to ensure the implementation of the City's Landmark Tree Ordinance.*
- b. *See also Policy 5.3 and related implementation actions.*



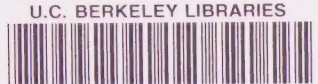
- 8.4 Support and encourage educational programs related to all phases of Arroyo Grande's cultural and historical heritage, including early Indian settlement.

*Implementation Actions:*

- a. *Solicit assistance from the local historical society in the development of educational programs relating to all phases of Arroyo Grande cultural and historic heritage (i.e. dance, theater, arts and craft, music, etc.).*
- b. *Pursue development of a "history park" within the Village to include a formal park with a history center to include a local history museum, displays (agricultural), and amphitheater in an open air setting as a way to promote Arroyo Grande's cultural and historical heritage.*



U.C. BERKELEY LIBRARIES



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